



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

RECEIVED
NOV 10

VOUCHER	
No.	37332

CHECK NO.	119106
DATE	DEC - 8 2020

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

4070

PB 012021-21-180-262

BILL TO	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF OCTOBER 2020

17.80 hours Planning Board Attorney - General Matters

\$160./hr \$2,848.00

Am. # 97122

3738.00

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas F. Collins, Jr., Esq.	11/3/20
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	11/23/20	SIGNATURE	man Quelly
	Approval by the Administrator	DATE		SIGNATURE	
	Approval by the Chief Finance Officer	DATE	11/30/2020	SIGNATURE	M. P. ...
	Approved by the Township Manager	DATE		SIGNATURE	
				OFFICIAL POSITION	
				Planning Board Attorney	

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Page: 1
November 03, 2020
FILE : 12826-002
INVOICE 97122

Attn: SPARTA PLANNING BOARD

Hourly charges for non escrow matters
12826

Fees

		Hours
10/01/2020	TFC Review of e-mail from Matt Blake at SPC OPA and drafting of e-mails. Review of e-mail from Ms. Donnelly.	1.80
10/02/2020	TFC Review of ordinance regarding ED/PDRM-1 and meeting schedule. Telephone conference with Maureen's voicemail.	0.50
10/08/2020	TFC Telephone conference with Board Secretary regarding memo to Council and regarding various issues.	0.50
10/10/2020	TFC Review of DCA's draft rule regarding remote and hybrid meeting. Review of e-mail regarding State Plan Endorsement and Vernon's waivers. Drafting of e-mail. Drafting of e-mail regarding DCA rule regarding meeting.	1.25
10/12/2020	TFC Review of e-mail from Matt Blake of State Office of Planning Advocacy. Drafting of e-mail. Review of Master Plan Subcommittee Quality of Life Survey and Report and Re-examination Report. Drafting of e-mail to Matt Blake	2.50
10/13/2020	TFC Drafting of e-mail regarding Plan Endorsement. Review of e-mail. Drafting of resolution regarding remote meetings per DCA rules. Drafting of e-mails and review of attachments from Matt Blake. Review of Vernon's documents and drafting of e-mail	3.50
10/14/2020	TFC Review of Master Plan work and Re-examination report and Matt Blake's e-mails and other townships' examples of waivers of some Plan Endorsement rules. Review of e-mail and drafting of e-mail	2.00
10/15/2020	TFC Drafting of DCA required resolution and revisions. Drafting of e-mail.	0.50
<u>10/16/2020</u>	TFC Telephone conference with Stan Puszcz' office. Telephone conference with Stan regarding Rail Dependent Uses ordinance amendment and other issues. Review of e-mail	1.00
10/20/2020	TFC Review of DCA required resolution and drafting of revisions	0.50
10/21/2020	TFC Review of e-mail and 2 draft ordinances for 11/4/20 and drafting of e-mails.	

Hourly charges for non escrow matters
 12826

			Hours	
		Review of DCA required resolution.	1.00	
10/26/2020	TFC	Drafting of revisions to DCA required protocol and telephone conference with Board Secretary regarding schedule	0.75	
10/28/2020	TFC	Review of DCA required resolution and drafting of revisions	0.75	
10/29/2020	TFC	Review of agenda and agenda package. Review of draft ordinances. Draft protocol revision and e-mail	1.25	
		CURRENT FEES:	<u>17.80</u>	<u>2,848.00</u>

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	17.80	\$160.00	\$2,848.00

TOTAL BILLING AMOUNT:	2,848.00
PREVIOUS BALANCE	\$3,368.00
TOTAL AMOUNT DUE:	<u>\$6,216.00</u>

David Simmons

From: Diggan, Tony <Tony.Diggan@kimley-horn.com> on behalf of Diggan, Tony
Sent: Tuesday, November 17, 2020 2:09 PM
To: dsimmons@hpellow.com
Cc: mike@enviro-tactics.com; Mitsmenn, Ben; Michael J. Gross
Subject: RE: Demarest Road NJDOT Wetland Mitigation Project

Dave,

Hope this finds you well! Owen Dykstra's team conducted additional survey and we have the benefit of the recent Lidar update, but we're still finding it challenging to determine what watersheds are coming to the pond feature in your NJDOT wetland mitigation project. Were you able to locate any information on that wetland mitigation project?

Best,
Tony

Kimley»Horn

Tony W. Diggan, P.E. (NJ, NY, PA)

Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540

Office: 609.681.2434 | Cell: 609.947.2732

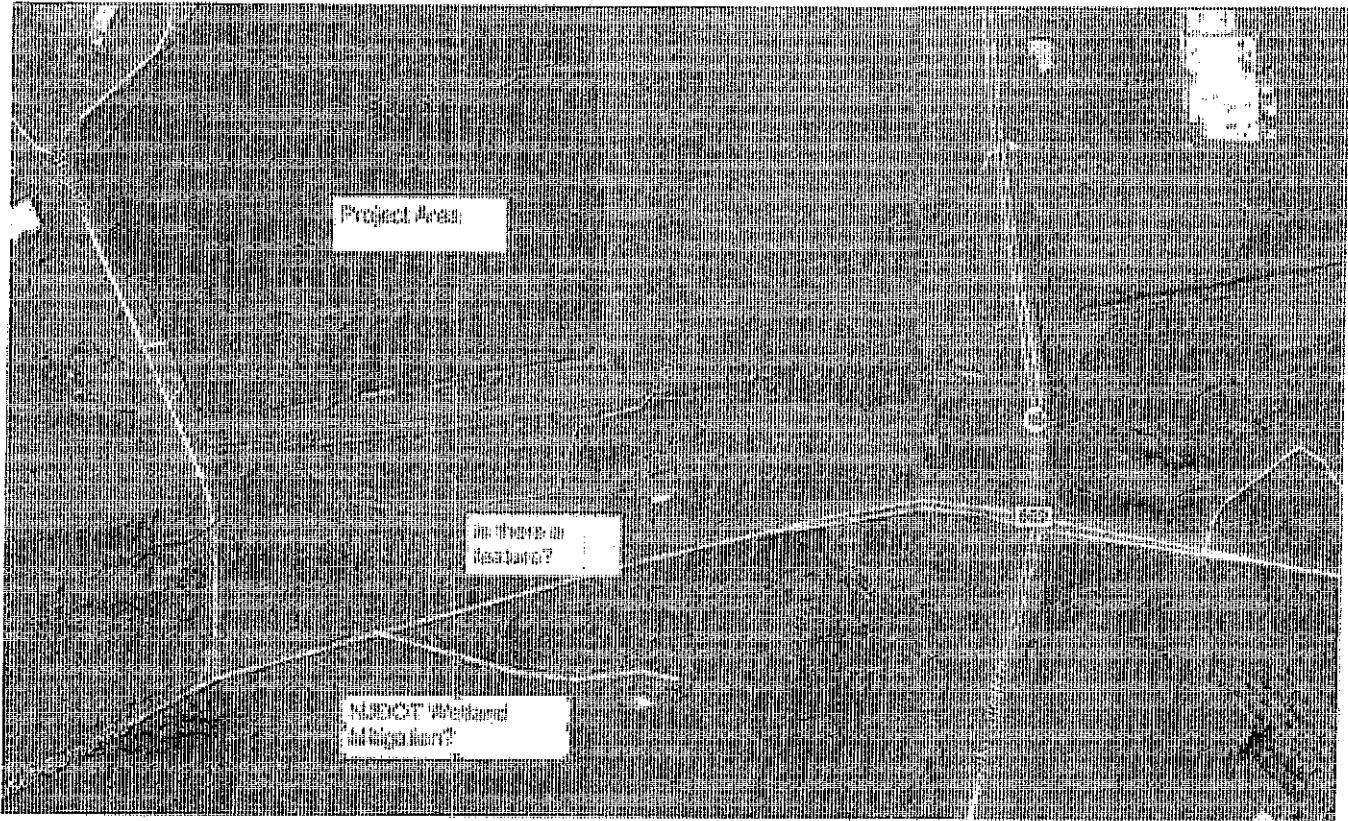
"I love it when a plan comes together" - Colonel John "Hannibal" Smith

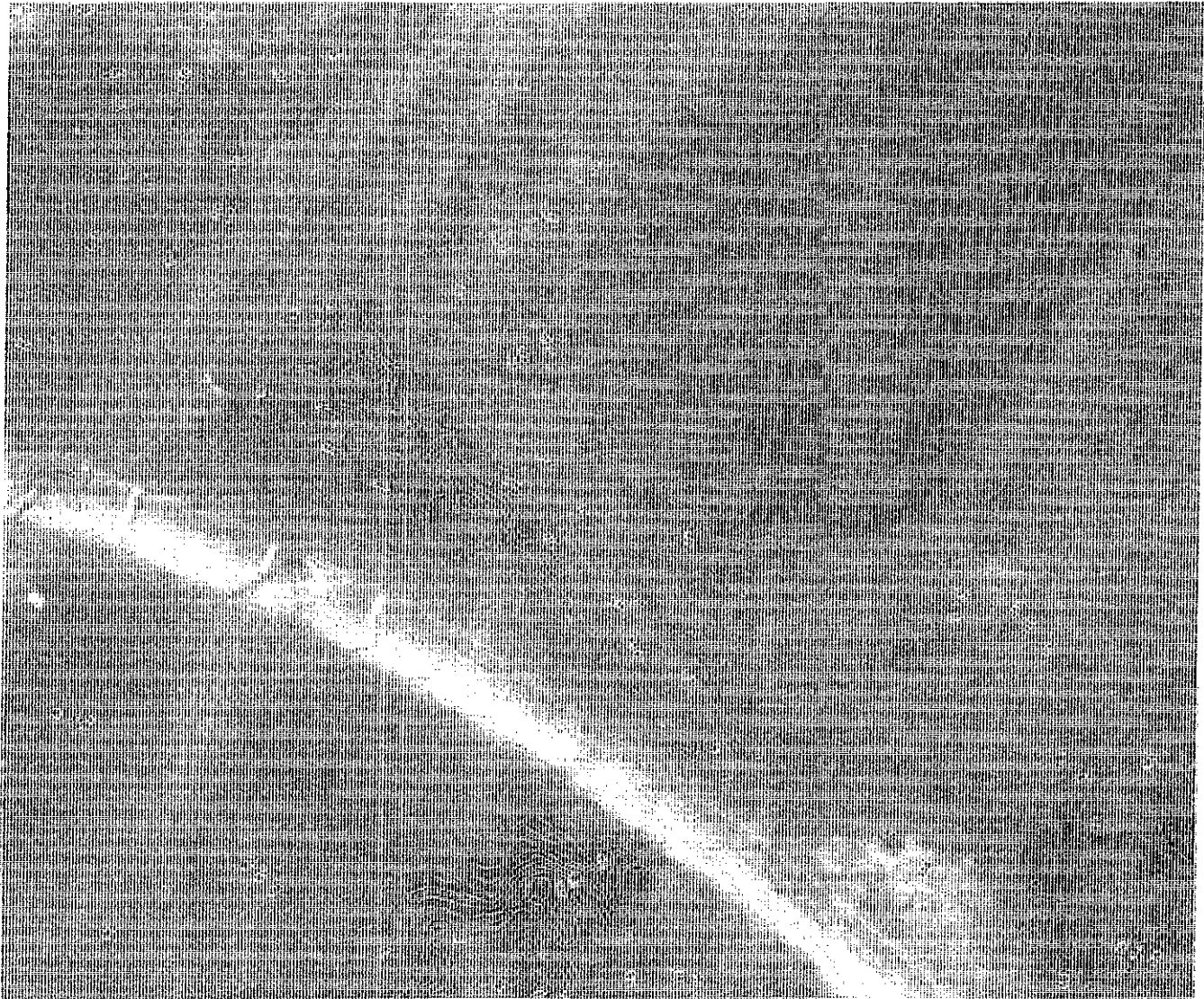
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

From: Diggan, Tony
Sent: Tuesday, October 27, 2020 2:31 PM
To: 'dsimmons@hpellow.com' <dsimmons@hpellow.com>
Cc: mike@enviro-tactics.com; Mitsmenn, Ben <Ben.Mitsmenn@kimley-horn.com>; Michael J. Gross <MGross@ghclaw.com>
Subject: Demarest Road NJDOT Wetland Mitigation Project

Dave,

It was a pleasure speaking with you today. I have two screen shots below of the area we discussed where you may have completed a wetland mitigation project on behalf of NJDOT. Do you recall if there was a feature present east of the pond where the light green line is located? We are trying to determine the feasibility of securing a Letter of Non Applicability with respect to FHA. Let us know if you have plans you can share or if you are available to discuss what you encountered while performing this mitigation.





Best,
Tony

Kimley»Horn

Tony W. Diggan, P.E. (NJ, NY, PA)

Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540

Office: 609.681.2434 | Cell: 609.947.2732

"I love it when a plan comes together" - Colonel John "Hannibal" Smith

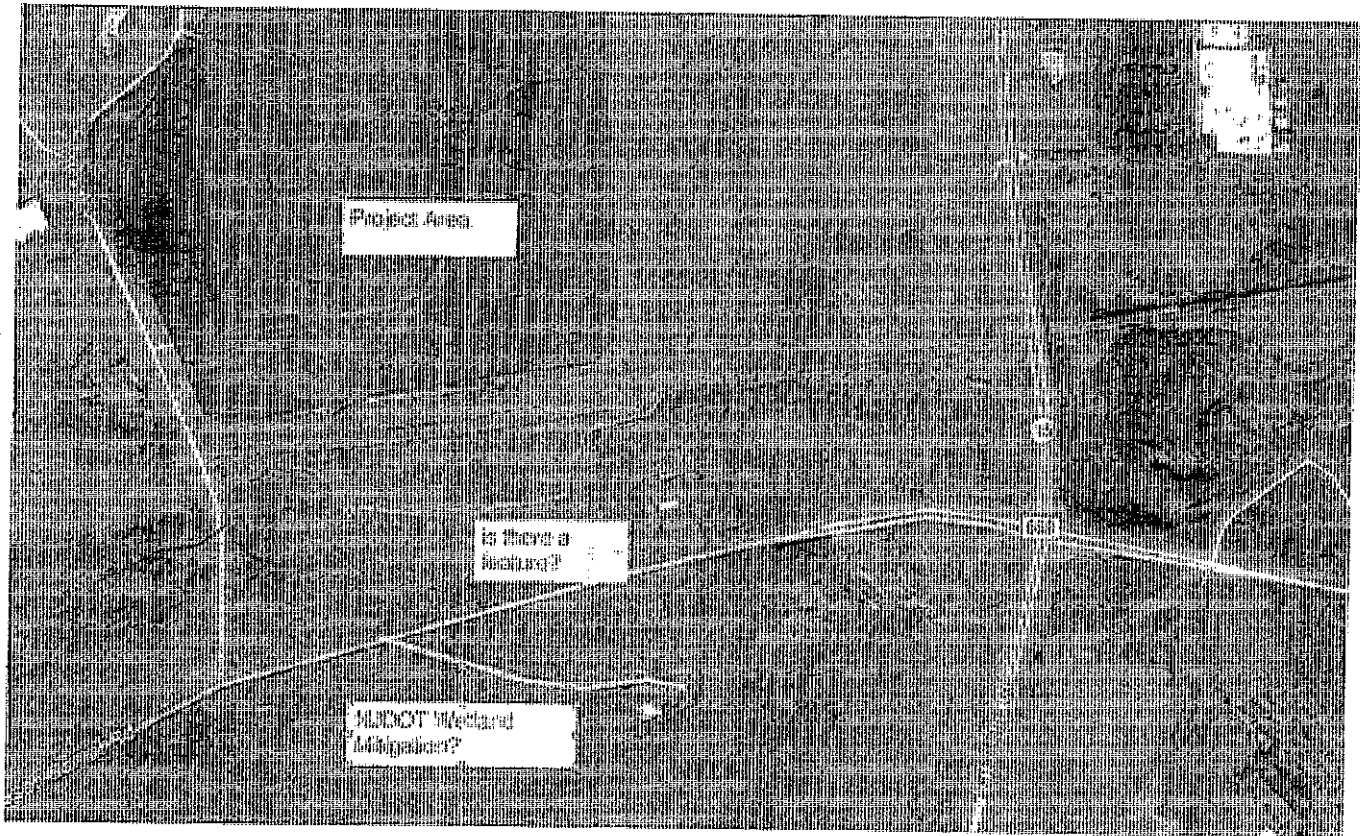
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

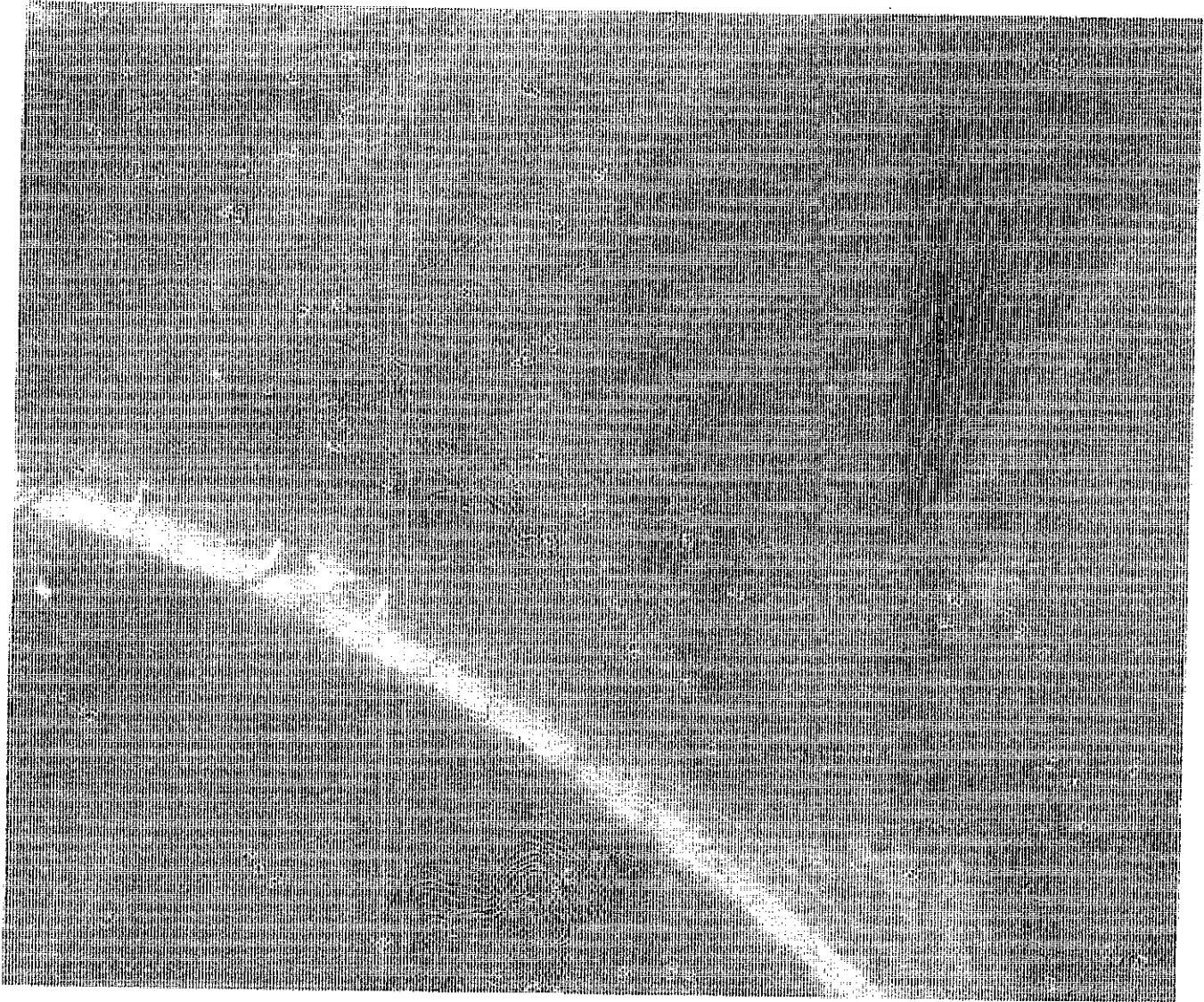
David Simmons

From: Diggan, Tony <Tony.Diggan@kimley-horn.com> on behalf of Diggan, Tony
Sent: Tuesday, October 27, 2020 2:31 PM
To: dsimmons@hpellow.com
Cc: mike@envirotactics.com; Mitsmenn, Ben; Michael J. Gross
Subject: Demarest Road NJDOT Wetland Mitigation Project

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It was a pleasure speaking with you today. I have two screen shots below of the area we discussed where you may have completed a wetland mitigation project on behalf of NJDOT. Do you recall if there was a feature present east of the pond where the light green line is located? We are trying to determine the feasibility of securing a Letter of Non Applicability with respect to FHA. Let us know if you have plans you can share or if you are available to discuss what you encountered while performing this mitigation.





Best,
Tony

Kimley»Horn

Tony W. Diggan, P.E. (NJ, NY, PA)

Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540

Office: 609.681.2434 | Cell: 609.947.2732

"I love it when a plan comes together" - Colonel John "Hannibal" Smith

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TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	37414

CHECK NO. 119215
DEC 22 2020

SHIP TO	TOWNSHIP OF SPARTA Attention: Planning Board 65 Main Street Sparta, NJ 07871
	4070

VENDOR	Vogel, Chait, Collins and Schneider, PC 25 Lindsley Drive - Suite 200 Morristown, NJ 07960
--------	--

PB 01-201-21-180-262

INSTRUCTIONS TO VENDOR:
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NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF NOVEMBER 2020

5.30 hours Planning Board Attorney - Non-Escrow Matters \$160./hr \$848.00

97309

3563.00

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas P. Collins, Jr., Esq.	12/3/20
			SIGNATURE OF PAYEE	DATE	OFFICIAL POSITION
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	12/15/20		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	12/18/2020		
	Approved by the Township Manager	DATE	SIGNATURE		

2027-1-0
MCL PRINTING SOLUTIONS

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Page:
December 03, 2020
FILE : 12826-00
INVOICE 9730

Attn: SPARTA PLANNING BOARD

Hourly charges for non escrow matters
12826

Fees

			Hours	
11/02/2020	TFC	Review of agenda and agenda package for 11/4/20 meeting	0.75	
11/03/2020	TFC	Review of agenda package. Review of e-mail from Ms. Donnelly regarding C-1 zone and issues. Review of ordinance. Telephone conference with Ms. Donnelly	0.75	
11/04/2020	TFC	Review of e-mail from Matt Blake at OPA regarding State Plan Endorsement and drafting of e-mail. Review of resumes and e-mails regarding Board Land Use Administrator. E-mail and telephone conferences regarding same.	1.00	
11/06/2020	TFC	Review of e-mail and attachments from Maureen. Telephone conference with Maureen. Drafting of e-mail. Drafting of final accepted drafts of ordinances.	1.50	
<u>11/10/2020</u>	TFC	Review of e-mail. Review of 2 final recommended ordinances and drafting of e-mail to Board Secretary.	1.00	
11/30/2020	TFC	Review of Plan Endorsement status and schedule of meeting	0.30	
		CURRENT FEES:	5.30	848.00

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	5.30	\$160.00	\$848.00

TOTAL BILLING AMOUNT:	848.00
PREVIOUS BALANCE	\$6,216.00

Payments

11/17/2020 FEE PAYMENT RECEIVED - THANK YOU	-3,368.00
TOTAL AMOUNT DUE:	\$3,696.00

GIORDANO, HALLERAN & CIESLA, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
WWW.GHCLAW.COM

STEVEN P. GOUIN, ESQ.
SHAREHOLDER
ALSO ADMITTED TO PRACTICE IN NY
SGOUIN@GHCLAW.COM
DIRECT DIAL: (732) 219-5498

Please Reply To:
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701
(732) 741-3900
FAX: (732) 224-6599

May 3, 2021

Client/Matter No. 22696/6

VIA FEDERAL EXPRESS AND EMAIL

Stanley G. Puszcz, P.E., BCEE, C.M.E.
Township Engineer – Sparta Township
CP Engineers
11 Park Lake Road
Sparta, NJ 07871

**Re: Request for Pre-Application Meeting / Block 12008, Lot 23, Sparta Township
Diamond Chip Realty, LLC**

Dear Stan:

This firm represents Diamond Chip Realty, LLC, owner of the above-referenced property. As you know, the property is presently improved with a sand and gravel production operation that is operated by the owner's related company, Diamond Sand & Gravel, Inc. The owner proposed to redevelop the property with a warehouse facility as detailed more specifically in the enclosed concept plan.

We would like to meet with you and the Township Planning Board's professionals to discuss a site plan application for this proposal. Enclosed for your use please find the applicant's W9 Form (for purposes of establishing a municipal review escrow account), applicant's check in the amount of \$5,000 (initial escrow fund), and a paper copy of the concept plan. A copy of the concept plan was also submitted to you by separate email and, by copy of this letter, I am submitting three copies of the concept plan in 11 x 17 format to the Planning Board secretary.

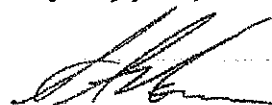
Please let me know when we can schedule a concept meeting either in person or by zoom. We can make ourselves available to fit your schedule. Should you need any additional materials prior to the meeting, please do not hesitate to ask.

GIORDANO, HALLERAN & CIESLA
A Professional Corporation
ATTORNEYS-AT-LAW

Stan Puszc
May 3, 2021
Page 2

Thank you for your attention to this matter.

Very truly yours,

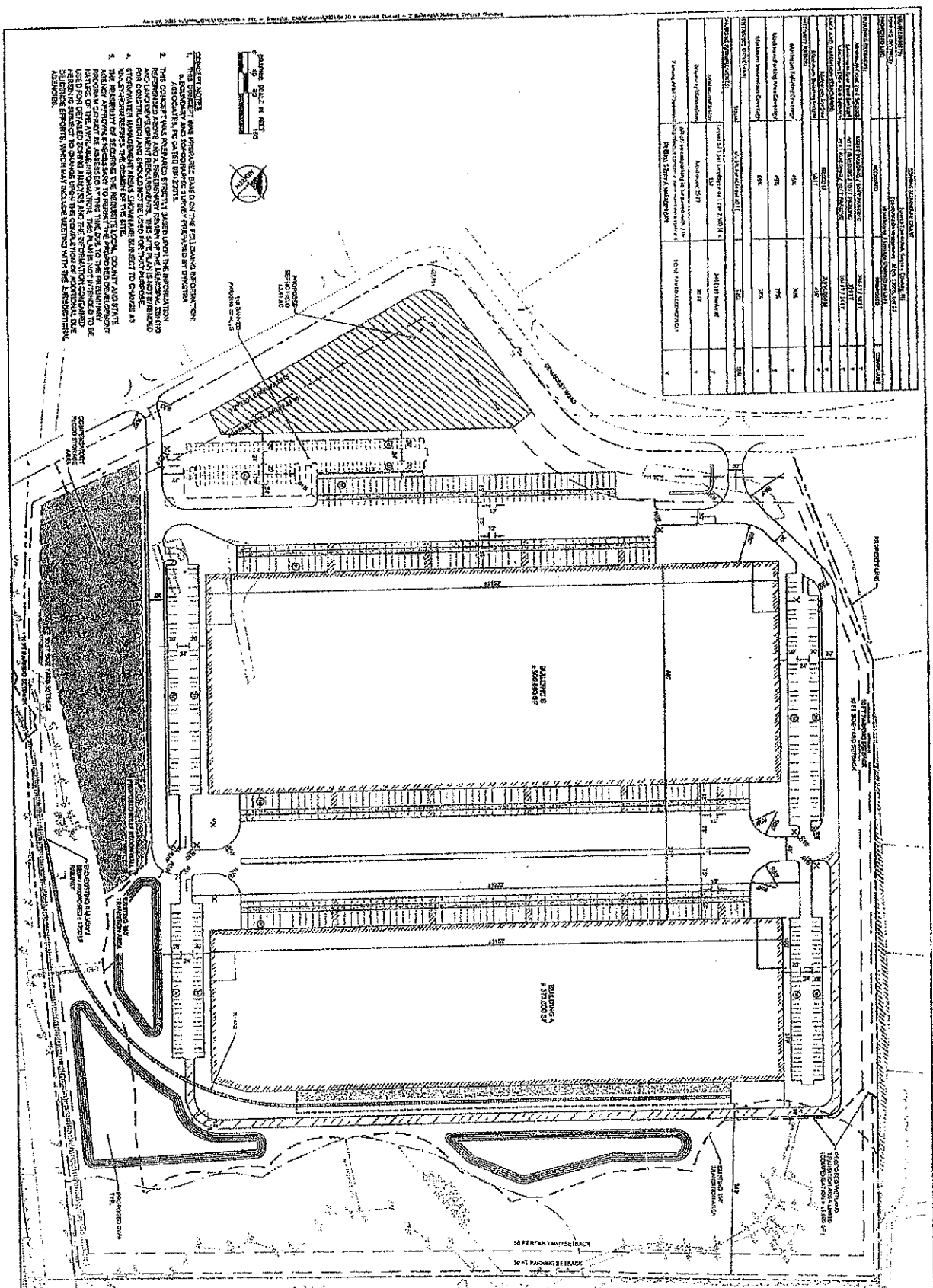


STEVEN P. GOUIN

SPG/smf
Enclosures

cc: Frank Hunkele (via email w/o enclosures)
James Ford (via email w/o enclosures)
Tony Diggan, P.E. (via email w/o enclosures)
Diana Katzenstein (via email and regular mail, w/enclosures and three (3) sets of plan)
Michael J. Gross, Esq. (via email w/o enclosures)

Docs #5059709-v1



- CONSTRUCTION:**
1. THE PROPOSED FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 2. THE PROPOSED FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 3. THE PROPOSED FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 4. THE PROPOSED FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 5. THE PROPOSED FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1000	YD	100	100000
2	STEEL	500	TON	200	100000
3	WOOD	200	YD	50	10000
4	PAINT	100	YD	100	10000
5	LABOR	1000	HR	100	100000
6	ELECTRICAL	100	YD	100	10000
7	PLUMBING	100	YD	100	10000
8	MECHANICAL	100	YD	100	10000
9	FOUNDATION	100	YD	100	10000
10	ROOFING	100	YD	100	10000
11	CLADDING	100	YD	100	10000
12	FINISHES	100	YD	100	10000
13	LANDSCAPING	100	YD	100	10000
14	UTILITIES	100	YD	100	10000
15	PERMITS	100	YD	100	10000
16	INSURANCE	100	YD	100	10000
17	CONTINGENCY	100	YD	100	10000
18	TOTAL				1000000

WAREHOUSE FACILITY
SUSSEX COUNTY ROAD, SPARTA, NJ
PREPARED FOR
FCL

TWO BUILDING CONCEPT PLAN

Kimley»Horn
CONSULTING ENGINEERS AND ARCHITECTS
INCORPORATED
1000 W. STATE ST. SUITE 200
SPARTA, NJ 07885
TEL: 908.885.1100

FOR REVIEW

David Simmons

From: David Simmons <dsimmons@hpellow.com> on behalf of David Simmons
Sent: Friday, May 07, 2021 3:18 PM
To: Stan Puszcz; Frank Hunkele; James Ford; Diggan, Tony; Michael J. Gross; Steven P. Gouin; Thomas Collins; Dave Clark
Cc: Diana.Katzenstein@spartanj.org; Sydney Finelli
Subject: RE: LTR 210503 SPG TO SPARTA RE CONCEPT

5/7/2021

I am available on May 17, 18 or 24th.

David B. Simmons, Jr. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Sparta Township Planning Board Engineers

From: Stan Puszcz <stan.puszcz@cpengineers.com>
Sent: Friday, May 07, 2021 1:14 PM
To: 'Frank Hunkele' <fhunkele@spartaredimix.com>; James Ford <fordo1@sbcglobal.net>; Diggan, Tony <Tony.Diggan@kimley-horn.com>; Michael J. Gross <MGross@ghclaw.com>; Steven P. Gouin <SGouin@ghclaw.com>; Thomas Collins <tcollins@vccslaw.com>; dsimmons@hpellow.com; Dave Clark <dave.clark@cpengineers.com>
Cc: 'Diana.Katzenstein@spartanj.org' <Diana.Katzenstein@spartanj.org>; Sydney Finelli <sfinelli@ghclaw.com>
Subject: RE: LTR 210503 SPG TO SPARTA RE CONCEPT

Diana:

We have received the attached preliminary conceptual site plan from Diamond Chip Realty together with an escrow deposit to cover the cost of a TRC meeting.

Applicant + Tom, Dave & Dave:

Please advise your availability to meet at CP Engineers for the TRC meeting on:

May 17th before noon
May 18th before noon
May 20th after noon
May 24th

Thank you.


Stan

Stanley G. Puszcz, P.E., BCEE, C.M.E.
President
CP ENGINEERS
11 Park Lake Road
Sparta, New Jersey 07871

973-300-9003 ext. 115 (office)

973-479-1256 (cell)

www.cpengineers.com

Linked 



From: Sydney Finelli <sfinelli@ghclaw.com>

Sent: Monday, May 3, 2021 1:46 PM

To: Stan Puszcz <stan.puszcz@cpengineers.com>

Cc: 'Frank Hunkele' <fhunkele@spartaredimix.com>; James Ford <fordo1@sbcglobal.net>; Diggan, Tony <Tony.Diggan@kimley-horn.com>; 'Diana.Katzenstein@spartan.org' <Diana.Katzenstein@spartan.org>; Michael J. Gross <MGross@ghclaw.com>; Steven P. Gouin <SGouin@ghclaw.com>

Subject: LTR 210503 SPG TO SPARTA RE CONCEPT

Being sent on behalf of Steven P. Gouin, Esq.

Please see the attached. Thank you.

**Giordano
Halleran &
Ciesla**
Attorneys at Law

Sydney Finelli
Legal Assistant
www.ghclaw.com
P: (732) 741-3900 · F: (732) 224-6599
125 Half Mile Road · Suite 300 · Red Bank, NJ 07701-6777

website

David Simmons

From: Thomas Collins <tcollins@vccslaw.com> on behalf of Thomas Collins
Sent: Monday, May 10, 2021 2:58 PM
To: Stan Puszcz
Cc: Diana Katzenstein; David Simmons; Dave Clark
Subject: Re: LTR 210503 SPG TO SPARTA RE CONCEPT
Attachments: image001.png; Untitled attachment 01433.htm; image002.jpg; Untitled attachment 01436.htm; LTR 210503 SPG TO SPARTA RE CONCEPT-5060957-v1.PDF; Untitled attachment 01439.htm

Do you have plan you got that you can send? I don't not received their letter.

Will we meet on 5/18 at 11?

Thx Tom

Thomas F. Collins, Jr., Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
Cell: (201) 919-1409
Fax: (973) 538-3002

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Sent from my iPhone

On May 7, 2021, at 1:14 PM, Stan Puszcz <stan.puszcz@cpengineers.com> wrote:

Diana:

We have received the attached preliminary conceptual site plan from Diamond Chip Realty together with an escrow deposit to cover the cost of a TRC meeting.

Applicant + Tom, Dave & Dave:

Please advise your availability to meet at CP Engineers for the TRC meeting on:

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May 18th before noon
May 20th after noon
May 24th

David Simmons

From: David Simmons <dsimmons@hpellow.com> on behalf of David Simmons
Sent: Monday, May 24, 2021 2:09 PM
To: Stan Puszcz; Thomas Collins; Dave Clark
Subject: RE: Pre-Application Meeting/Block 12008, lot 23/Diamond Chip Realty, LLC

5/24/2021

I will attend via zoom.

David B. Simmons, Jr. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Sparta Township Planning Board Engineers

-----Original Appointment-----

From: Stan Puszcz <stan.puszcz@cpengineers.com>
Sent: Monday, May 24, 2021 2:07 PM
To: Thomas Collins; dsimmons@hpellow.com; Dave Clark
Subject: FW: Pre-Application Meeting/Block 12008, lot 23/Diamond Chip Realty, LLC
When: Tuesday, May 25, 2021 2:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: CP Engineers (11 Park LAke Road, Sparta, NJ) &
Zoom(<https://us02web.zoom.us/j/89977318544?pwd=MXVxSUFhMlBtbFZjUjlnSW5TWfJmZz09&from=addon>)

Tom, Dave and Dave:

I am confirming the pre-application meeting tomorrow at 2PM. I anticipate the applicant first presenting the project to us and then, our response, comments and questions to them. Please be prepared to provide the applicant with your comments on their preliminary application.

Please advise if you will be here or if you will participate by zoom.

Thanks.

Stan

-----Original Appointment-----

From: Stan Puszcz
Sent: Thursday, May 13, 2021 12:16 PM
To: 'Frank Hunkele'; James Ford; Diggan, Tony; Steven P. Gouin; Thomas Collins; dsimmons@hpellow.com; Dave Clark
Cc: 'Diana.Katzenstein@spartanij.org'; 'Sydney Finelli'; Anna Marie Kenny; Liebeskind, Brian
Subject: Pre-Application Meeting/Block 12008, lot 23/Diamond Chip Realty, LLC
When: Tuesday, May 25, 2021 2:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: CP Engineers (11 Park LAke Road, Sparta, NJ) &
Zoom(<https://us02web.zoom.us/j/89977318544?pwd=MXVxSUFhMlBtbFZjUjlnSW5TWfJmZz09&from=addon>)

I apologize, Tom had indicated that he was available on 5/25, not 5/24.

David Simmons

From: Thomas Collins <tcollins@vccslaw.com> on behalf of Thomas Collins
Sent: Monday, May 24, 2021 3:55 PM
To: David Simmons
Cc: Stan Puszcz; Dave Clark
Subject: Re: Pre-Application Meeting/Block 12008, lot 23/Diamond Chip Realty, LLC

Yes thanks. I hope to be at your office at 2.

Do you know if the Sparta Sand and Gravel and concrete plant will be shut down when this plan is built?

What will be stored in the warehouses?

Thomas F. Collins, Jr., Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
Cell: (201) 919-1409
Fax: (973) 538-3002

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Sent from my iPhone

On May 24, 2021, at 2:09 PM, David Simmons <dsimmons@hpellow.com> wrote:

5/24/2021

I will attend via zoom.

David B. Simmons, Jr. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Sparta Township Planning Board Engineers

-----Original Appointment-----

From: Stan Puszcz <stan.puszcz@cpengineers.com>
Sent: Monday, May 24, 2021 2:07 PM
To: Thomas Collins; dsimmons@hpellow.com; Dave Clark
Subject: FW: Pre-Application Meeting/Block 12008, lot 23/Diamond Chip Realty, LLC
When: Tuesday, May 25, 2021 2:00 PM-4:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: CP Engineers (11 Park LAke Road, Sparta, NJ) &



WATER REIMAGINED

May 25, 2021

Via Certified Mail
Return Receipt Requested
7017 2620 0000 4685 4804

Kathleen Chambers, R.M.C.
Sparta Township Clerk
65 Main St
Sparta, NJ 07871

Re: Sparta Warehouse – Diamond Chip Realty
Request for Consent Resolution
Water Quality Management Plan Amendment
Block 12008, Lot 23
33 Demarest Road
Sparta Township, Sussex County, New Jersey

Dear Ms. Chambers:

On behalf of Diamond Chip Realty, LLC, Natural Systems Utilities (NSU) is hereby submitting the attached documentation to request a consent resolution in support of a site-specific amendment to the Sussex County Water Quality Management Plan being submitted to Sussex County. The proposed Sparta Warehouse project, to be located at 33 Demarest Road on Block 12008, Lot 23, is within the ED – Economic Development Zoning District. The project will have a proposed wastewater generation of approximately 10,000 gpd that will be treated by an on-site wastewater treatment facility.

Benefits of the project include economic redevelopment of an existing quarry site and use of existing rail infrastructure.

The requested municipal resolution endorsing the project should at least include language similar to the following:

Whereas, the proposed sewer service area will serve an approximately 880,000 square foot warehouse and office development on Block 12008 Lot 23 and is located in the ED – Economic Development Zoning District, wherein warehouses and office building uses are permitted, and therefore the proposal is consistent with the Township of Sparta Zoning Ordinance; and

Whereas, the proposed sewer service area is supported by the [insert names and dates of master plan documents] goals and objectives, including [insert specific goals and



WATER REIMAGINED

objectives that support the proposal] and is therefore consistent with the municipal master plan;

Attached in support of this request please find:

- WQMP Amendment Summary Report (with associated mapping and forms in the appendices)
- WQMP Amendment Application Forms A & B (In Summary Report Appendix)
- USGS Map

Please contact me if you have any questions or require additional information at (908) 431-7068 or jriedel@nsuwater.com.

Sincerely,

Jens Riedel, P.E., CFM
Senior Project Engineer

c: Frank Hunkele, Diamond Chip Realty
Adam Stern, P.E., NSU

N:\PROJECTS\E017s\E01715AA Diamond Sand and Gravel\7- Deliverables\WQMP Application to Sussex Cnty\2021 05 25 Diamond SG Sparta Township Resolution Request Cover Letter.docx



**SITE SPECIFIC WATER QUALITY
MANAGEMENT PLAN
AMENDMENT
FOR
DIAMOND CHIP REALTY, LLC
SPARTA WAREHOUSES**

**BLOCK 12008, LOT 23
SPARTA TOWNSHIP,
SUSSEX COUNTY, NEW JERSEY**

May 2021

**PREPARED BY:
Natural Systems Utilities
170 Township Line Road, Building C
Hillsborough, NJ 08844**

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List of Maps and Figures

Project Site Plan
USGS Topographic Map
Parcel Map
Zoning Map
Redevelopment Plan
Endangered Species Map
Natural Heritage Priorities Map
Water Features Map

List of Appendices

Appendix A Letter of Interpretation and Wetlands Map
Appendix B Application Attachments
NJDEP Form A
NJDEP Form B

I. Introduction

The Sparta Warehouses Project by Diamond Chip Realty LLC, proposes two warehouses on the current Sparta Sand & Gravel property located on the 70.9-acre parcel known as Block 12008, Lot 23 in Sparta Township, Sussex County, New Jersey. This site is located entirely within the Highlands Planning Area and Sparta Township is identified as a "Non-Conforming Town" by the Highlands Council.

The site is identified on the 2013 Sussex County Future Wastewater Service Area Map as its own sewer service area (SSA) for NJPDES Permit #NJ0098621 (Sparta Sand and Gravel Co. Inc.) for mining and processing water discharges. This SSA appears both in New Jersey Department of Environmental Protection (NJDEP) and Highlands Council mapping databases. A subsequent Wastewater Service Area Map from 2017 prepared by Sussex County eliminates this SSA, however this revised map has not yet been adopted by NJDEP.

This Site-Specific Water Quality Management Plan Amendment Application proposes to create a new 53-acre SSA boundary to exclude "environmentally sensitive areas" (ESAs) consisting of wetlands and their associated transition areas. No threatened and endangered (T&E) species habitat or natural heritage priority sites are mapped on-site. This SSA will be associated with a new Discharge to Groundwater NJPDES permit for treated sanitary wastewater from the development.

II. Project Description

The project consists of two warehouses with a combined total area of approximately 847,800 square feet of warehouse space and 45,000 square feet of office space located on Block 12008, Lot 23, in Sparta Township, Sussex County, New Jersey (see USGS Map). The lot, located at 33 Demarest Road west of intersection of Route 15 and Limecrest Road, is currently used to process sand and gravel. The site is surrounded by light commercial and agricultural properties. The property is located within the ED (Economic Development) Zone for Sparta Township which allows the construction of warehouses.

Access to the development is proposed to be from Demarest Road at the same location as the current access to the sand and gravel operation with a secondary entrance further west on Demarest Road. The warehouses are aligned parallel to Demarest Road with the larger warehouse closer to Route 15.

III. Projected Wastewater Flow

The project consists of two warehouses with associated office space. The projected wastewater flow is provided below. These flows are calculated in accordance with N.J.A.C. 7:14A-23.3.

Projected Wastewater Flow

Use	Unit Type	Number of Units	Projected Flow (gpd/unit)	Hydraulic Load (gpd)
Warehouses (847,800 sq ft)	Employee	200	25	5,000
Office (45,000 sq ft)	Square Foot	45,000	0.1	4,500
Delivery/Transit Personnel	Person	100	5	500
Total Projected Wastewater Flow (gpd)				10,000

The above table shows a projected wastewater flow of 10,000 gpd for the development. A new dedicated wastewater treatment facility will be designed and constructed on-site to provide advanced treatment prior to on-site groundwater recharge.

IV. Notification to Affected Government Agencies

In accordance with N.J.A.C. 7:15-3.5(f), the following government agencies have been contacted in relation to this site specific amendment request:

- Sussex County Municipal Utilities Authority
- Highlands Council
- Sparta Township
- Sussex County Division of Planning

VII. Conclusion

This SiteSpecific Plan Amendment Application has been prepared to propose a new sewer service area on a portion of Block 12008, Lot 23, located in Sparta Township, Sussex County, New Jersey. This 70.9-acre parcel is proposed to be developed with two warehouses totaling approximately 893,000 square feet.

Current NJDEP mapping shows the site within an existing the SSA for the NJPDES permit related to mining activities. This application proposes creation of a new 53-acre SSA for sanitary wastewater under a new Discharge to Groundwater NJPDES permit. On-site wetlands and buffer areas along the periphery of the property are excluded from the SSA boundary. No threatened or endangered species habitat is present on-site.

In further support of this amendment request, it is noted that the site is within the Planning Area of the Highlands Regional Plan and that the proposed development is consistent with current zoning. Additionally, no adverse impacts to water quality are anticipated as a result of this amendment.

MAPS AND FIGURES

Project Site Plan

USGS Topographic Map

Parcel Map

Zoning Map

Concept Plan

Endangered Species Map

Natural Heritage Priorities Map

Water Features Map

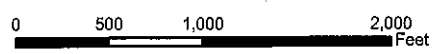


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Site Plan
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

- Legend**
- Sewer Service Area
 - ▬ Property Boundary
 - ▬ Proposed Warehouses



NATURAL SYSTEMS UTILITIES
 A BUTLER WAY
 178 TOWNSHIP LINE ROAD BUILDING C
 HILLSBOROUGH, NJ 08844
 (908) 359-5501 (T)
 (908) 359-8286 (F)

Date: 11/11/2020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	



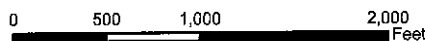
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Site Plan
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

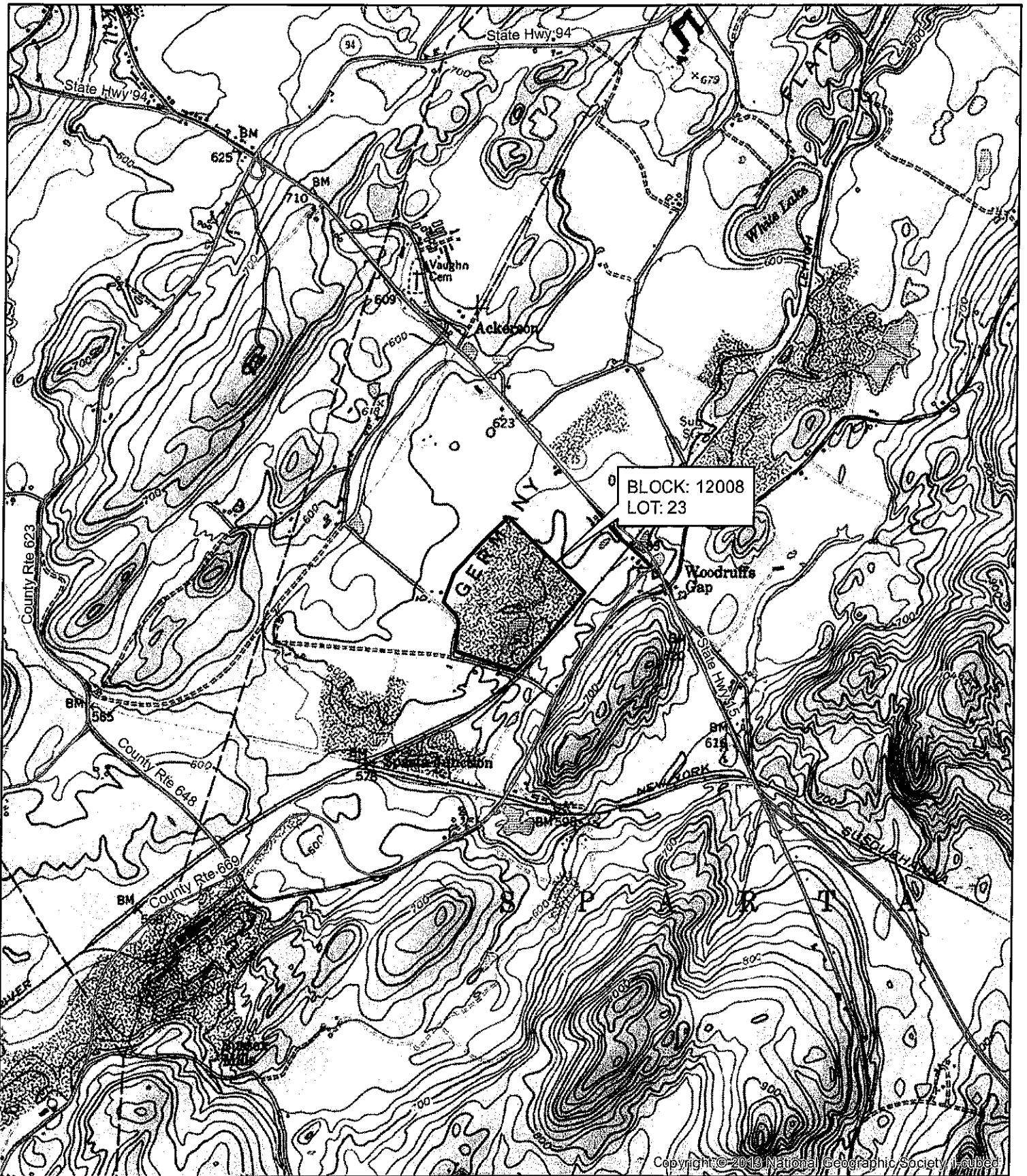
Legend

- Sewer Service Area
- Property Boundary
- Proposed Warehouses



NATURAL SYSTEMS UTILITIES
 A BETTER WAY
 170 TOWNSHIP LINE ROAD BUILDING C
 HILLSBOROUGH, NJ 08844
 (908) 359-5501 (T)
 (908) 359-8286 (F)

Date: 11/11/2020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	

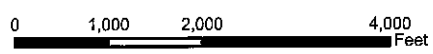


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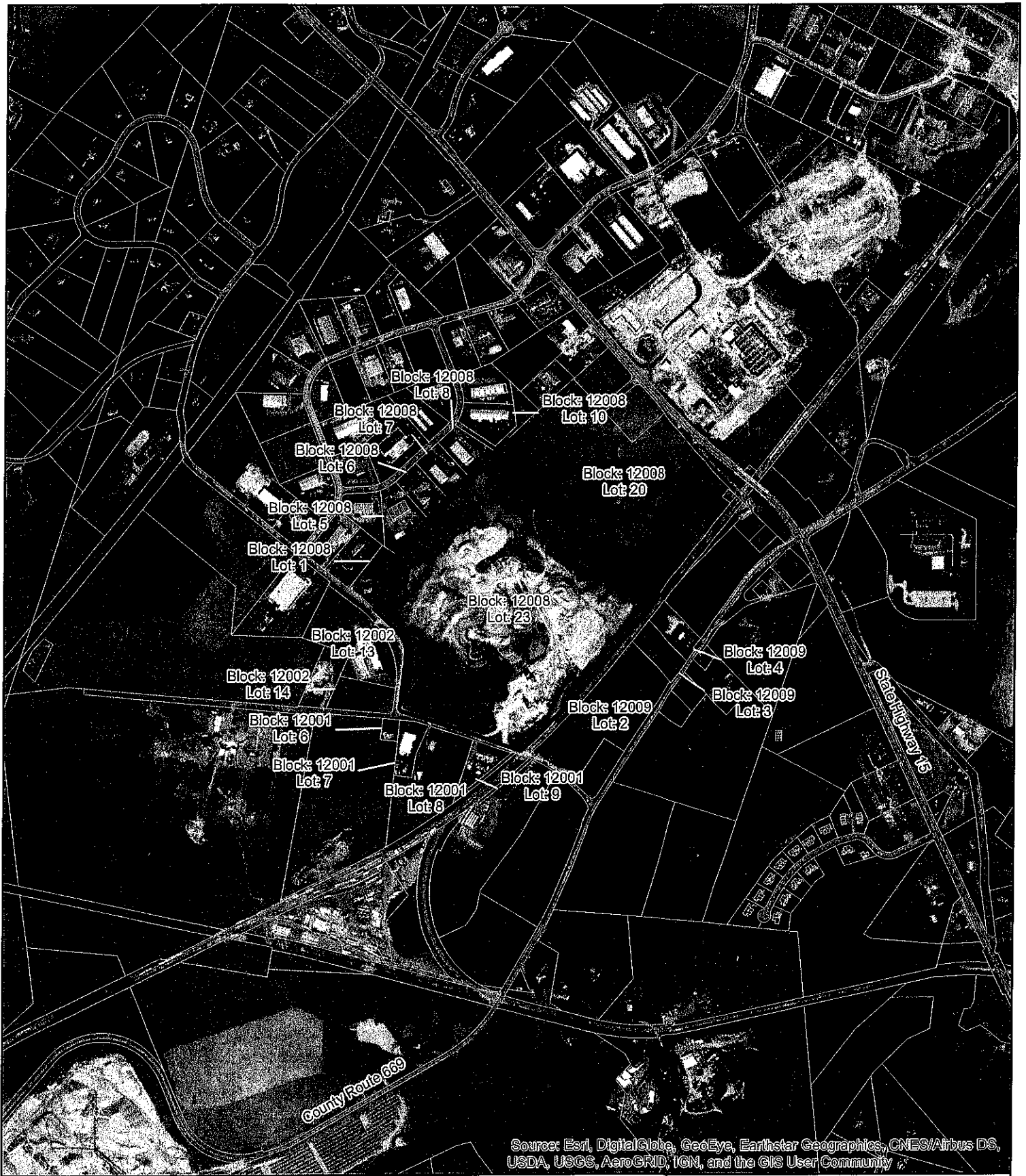
USGS Map
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

Legend
 — Roads
 ■ Site Location




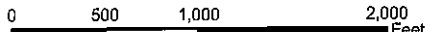


NATURAL SYSTEMS UTILITIES
 A. GETTLER WAY
 170 TOWNSHIP LINE ROAD BUILDING C
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 (908) 359-5501 (T)
 (908) 359-8286 (F)

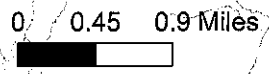
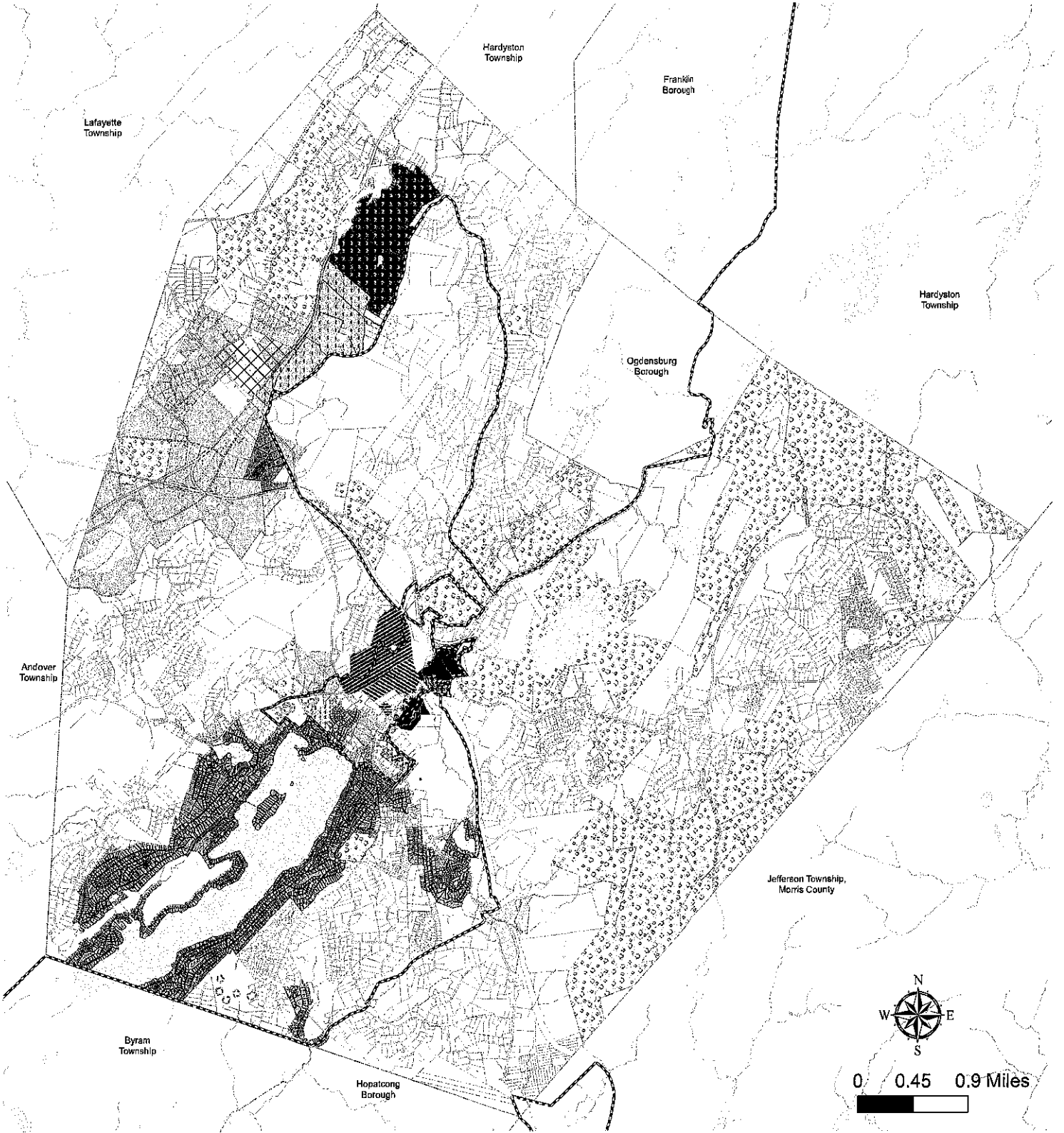
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Drawn By: JW	Checked By: JR	



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

	Parcel Map Sparta Warehouse - Diamond Chip Realty Block: 12008 Lot: 23 Sparta Township, Sussex County, New Jersey		 <p>NATURAL SYSTEMS UTILITIES</p> <p>A BETTER WAY</p> <p>170 TOWNSHIP LINE ROAD BUILDING C HILLSBOROUGH, NJ 08844 (908) 359-5501 (T) (908) 359-8286 (F)</p>
	Legend — Roads  Site Location		

Sparta Township Zoning Map



- C-1: Commercial
- C-2: Commercial Professional
- C1-H: Commercial Historic
- ED: Economic Development
- ED-1: Economic Development/ Low-Moderate Cost Housing
- MF: Multi-Family Zone
- MF-1: Multi-Family Zone 1
- MF-2: Multi-Family Zone 2
- MF-3: Multi-Family Zone 3
- OSGU: Open Space/ Government Use
- PCD: Planned Commercial Development
- R-1: Residential (4500sf)
- R-2: Residential (2500sf)
- R-3: Residential (8000/1400sf)
- R-4: Town Center Residential Professional
- RC-1: Rural Conservation/ Residential (5acre)
- RC-2: Rural Conservation/ Residential (5acre)
- RR: Rural Residential (5acre)
- PDRM-2: Planned Development Resource Management 2
- PDRM-1: Planned Development Resource Management 1
- Planned Village Core
- TCC: Town Center Commercial
- TCCO: Town Center Commercial Office
- TCLC: Town Center Limited Commercial
- TCLM: Town Center Lower Main Street
- TCPB: Town Center Professional Business
- TCCA: Town Center Commercial/Age-Restricted Housing
- TCMSB: Town Center Main Street Business
- Sparta Town Center
- Water Bodies
- Highlands Preservation Area Boundary

REVISIONS	
10/22/2002	ADOPTED
3/23/2004	REVISED
2/22/2005	REVISED
5/24/2011	REVISED
3/15/2012	REVISED
10/25/2013	REVISED
11/2/2016	REVISED

Zoning Map

SPARTA TOWNSHIP
Sussex County, New Jersey



Prepared For:
Sparta Township
Department of
Community Development
October 25, 2013

ZONING SUMMARY CHART

MUNICIPALITY:	Sparta Township, Sussex County, NJ		
ZONING DISTRICT:	Economic Development - Block 12008, Lot 23		
PROPOSED USE:	Warehouse / Storage (Permitted Use)		
BUILDING SETBACKS:	REQUIRED	PROPOSED	COMPLIANT
Minimum Front Yard Setback	100 FT BUILDING / 50 FT PARKING	216 FT / 52 FT	Y
Minimum Rear Yard Setback	50 FT BUILDING / 10 FT PARKING	326 FT	Y
Minimum Side Yard Setback	30 FT BUILDING / 10 FT PARKING	104 FT / 14 FT	Y
AREA AND DIMENSION STANDARDS:			
Minimum Lot Size	80,000 SF	2,934,064 SF	Y
Maximum Building Height	56 FT	<56'	Y
INTENSITY RATIOS:			
Maximum Building Coverage	45%	30%	Y
Maximum Parking Area Coverage	45%	28%	Y
Maximum Impervious Coverage	65%	58%	Y
ENTRANCE DRIVEWAY:			
Slope	</= 6% for at least 40 FT	TBD	TBD
PARKING REQUIREMENTS:			
Minimum Parking	Lesser of 1 per Employee or 1 per 2,500 SF = 352	348 (119 Banked)	Y
Driveway Dimensions	Maximum: 35 FT	30 FT	Y
Parking Area Pavement	All off street parking to be paved with 2 IN bituminous concrete pavement on a stable 4 IN Class 5 Type A soil aggregate	TO BE PAVED ACCORDINGLY	Y



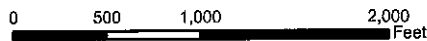
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Rank 3,4,5 Threatened or Endangered Species
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

Legend

- Rank 3
- Rank 4
- Rank 5
- Sewer Service Area



NATURAL SYSTEMS UTILITIES
 A DIVISION OF WNY
 170 TOWNSHIP LINE ROAD BUILDING C
 HILLSBOROUGH, NJ 08844
 (908) 359-5501 (T)
 (908) 359-8286 (F)

Date: 11/10/2020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	



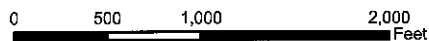
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Natural Heritage Priority Sites
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey

Legend

- Sewer Service Area
- Natural Heritage Priority Site



NATURAL SYSTEMS UTILITIES
 A BOLD NEW WAY
 170 TOWNSHIP LINE ROAD BUILDING C
 HILLSBOROUGH, NJ 08844
 (908) 359-5501 (T)
 (908) 359-8286 (F)

Date: 11/9/2020	Designed By: HDR	Scale: 1" = 1,000'
Drawn By: HDR	Checked By: JR	



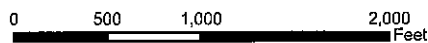
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- Sewer Service Area
- Water Bodies
- Streams

Water Features
Sparta Warehouse - Diamond Chip Realty
Block: 12008 Lot: 23
Sparta Township, Sussex County, New Jersey



**NATURAL
SYSTEMS
UTILITIES**

A BETTER WAY
 170 TOWNSHIP LINE ROAD BUILDING C
 HILLSBOROUGH, NJ 08844
 (908) 359-5501 (T)
 (908) 359-8286 (F)

Date: 11/10/2020

Designed By: HDR

Drawn By: HDR

Checked By: JR

Scale: 1" = 1,000'

APPENDIX A

Letter of Interpretation and Map



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Frank Hunkele
Diamond Chip Realty, LLC
33 Demarest Rd
Sparta, NJ 07871

MAY 11 2015

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1918-08-0001.1
Activity Number: FWW140001
Applicant: DIAMOND CHIP REALTY, LLC
Block(s) and Lot(s): [12008, 23], Formerly [32, 12]
Sparta Township, Sussex County

Dear Mr. Hunkele:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon site inspections conducted by Division staff on January 13 and April 21, 2015, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "**LANDS OF DIAMOND CHIP REALTY, LLC, TAX LOT 23, BLOCK 12008, SPARTA TOWNSHIP, SUSSEX COUNTY, NEW JERSEY, WETLANDS LOCATION SURVEY**", consisting of one sheet(s), dated November 26, 2014, last revised April 28, 2015, and prepared by Douglas O. Dykstra, is accurate as shown.

Wetlands Resource Value Classification ("RVC")

The Department has determined that the wetlands on-site are of Ordinary and Exceptional Resource Value as follows:

Ordinary: Features labeled "Man-made ditch", "Man-made Ponds settling basin", "Ordinary Value Wetlands" and "Man-made Ponds (settling basins from former soil processing). [No wetland buffer]

Exceptional: All remaining wetlands "A", "B", and "C". [150 foot wetland buffer] The wetlands are classified as Exceptional Resource Value because they are associated with the tributaries to Trout production waters.

State Open Water: Within wetlands. [No wetland buffer]

Please note that a buffer is not required adjacent to State Open Waters under the Freshwater Wetlands Protection Act, but a riparian buffer is required under the Flood Hazard Area Control Act. Please note that the riparian zone may exceed the transition area requirements. In order to determine the limits of any riparian zone on site, the applicant may obtain a Flood Hazard Area Verification (see 7:13-6.1). The following wetland areas or points have been considered by the Department to be isolated wetlands and not part of a surface water tributary system: Features labeled "Man-made ditch", "Man-made Ponds settling basin", "Ordinary Value Wetlands" and "Man-made Ponds (settling basins from former soil processing). Please note at this time the sinuous feature labeled "Man-made Pond settling basin" is considered a non-regulated feature. The Department reserves the right to reclassify the ordinary resource value wetlands and settling basins within the active "Soil Material Washing Operations" at such a time that the plant ceases operations or is converted to another use. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

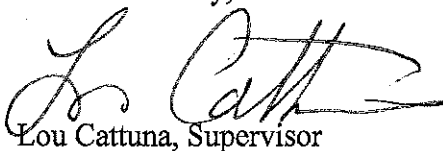
Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Patrick Ryan of our staff by e-mail at patrick.ryan@dep.nj.gov or (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Lou Cattuna, Supervisor
Division of Land Use Regulation

c: Sparta Township Clerk
Sparta Township Construction Official
Agent – Douglas Dykstra (original)

APPENDIX B
Application Attachments

NJDEP Form A

NJDEP Form B

NJDEP Form A

New Jersey Department of Environmental Protection
Water Quality Management Planning (WQMP)
Amendment & Revision
General Application
Form A

Type of WQMP Action (Select only one)

- Revision: correct or clarify an areawide WQM plan
- Revision: reflect a Highlands RMP map adjustment
- Revision: update Pineland WW service area map (Pinelands Commission only)
- Revision: transfer WMP responsibility (WMP agencies only)
- Revision: modify submission schedule of WMP (WMP agencies only)

- Amendment: Site Specific < 100 acres AND <20,000 gpd
- Amendment: Site Specific > 100 acres OR >20,000 gpd

- Amendment: Wastewater Management Plan Full or Component (WMP agencies only)

A Pre-Application Meeting was
 held on 3/3/2020 or was
 Not Requested

1. WATER QUALITY MANAGEMENT PLAN INFORMATION:

A. AREAWIDE WQMP(S) TO BE AMENDED: Sussex County WQMP

B. NAME OF WASTEWATER MANAGEMENT PLAN(S) [WMP] TO BE AMENDED (IF NO WMP EXISTS, WRITE NONE): Sussex County WMP

2. NAME OF PROPOSAL: Sparta Warehouses

3. LOCATION OF PROPOSAL

STREET ADDRESS: 33 Demarest Road
City: Sparta State: NJ Zip: 07871
MUNICIPALITY(IES): Sparta Township
COUNTY(IES): Sussex County
BLOCK / LOT NUMBERS: Block 12008, Lot 23
LEGISLATIVE DISTRICT: 24
CONGRESSIONAL DISTRICT: 11

4. APPLICANT REQUESTING AMENDMENT/REVISION

COMPANY: Diamond Chip Realty, LLC
CONTACT PERSON Frank Hunkele
TITLE: Owner
STREET ADDRESS: 33 Demarest Road
City: Sparta State: NJ Zip: 07871
PHONE: () (973) 383-4651
E-MAIL ADDRESS: fhunkele@spartaredimix.com

5. PRIMARY CONTACT FOR THIS APPLICATION

NAME: Jens Riedel, PE
TITLE: Senior Project Engineer
COMPANY: Natural Systems Utilities 170 Township Line Road, Suite C
City: Hillsborough State: NJ Zip: 08844
PHONE: () (908) 431-7068
E-MAIL ADDRESS: jriedel@nsuwater.com

6. PROPERTY OWNER

COMPANY: Diamond Chip Realty, LLC
CONTACT PERSON: Frank Hunkele
TITLE: Owner
STREET ADDRESS: 33 Demarest Road
City: Sparta State: NJ Zip: 07871
PHONE: () (973) 383-4651
E-MAIL ADDRESS: fhunkele@spartaredimix.com

7. REGIONAL PLANNING CONSIDERATIONS (Circle response)

Copies of this application and its attachments should be sent to the corresponding regional planning entity if you answer "Yes" to any of the questions below.

A. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE HIGHLANDS AREA?

(Yes) No

IF YES, DID YOU SEND A COPY OF THIS APPLICATION TO THE HIGHLANDS COUNCIL?

Yes (No) Pending review by Sussex County

B. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE HIGHLANDS PRESERVATION AREA?

Yes (No)

IF YES, DID YOU SUBMIT A HIGHLANDS PRESERVATION AREA APPROVAL (HPAA)?

Yes No

C. ARE ANY PORTIONS OF THE PROPOSAL WITHIN A MUNICIPALITY FULLY CONFORMING TO THE HIGHLANDS REGIONAL MASTER PLAN (BOTH PLANNING AND PRESERVATION AREAS)?

Yes (No)

IF YES, DID YOU SEND A COPY OF THIS APPLICATION TO THE HIGHLANDS COUNCIL?

Yes No

D. ARE ANY PORTIONS OF THE PROPOSAL WITHIN THE (NJ REGULATED) PINELANDS AREA OR PINELANDS NATIONAL RESERVE AREA?

This General Application should be submitted with all other required forms.

(Rev. 05/10/2016)

Yes (No)

IF PROJECT IS LOCATED IN THE NJ REGULATED PINELANDS AREA, DID YOU SEND A COPY OF THIS APPLICATION TO THE PINELANDS COMMISSION?

Yes No

E. ARE ANY PORTIONS OF PROPOSAL LOCATED WITHIN THE HACKENSACK MEADOWLANDS DISTRICT?

Yes (No)

IF YES, DID YOU SEND A COPY OF THIS APPLICATION TO THE NJ SPORTS AND EXPOSITION AUTHORITY?

Yes No

F. ARE ANY PORTIONS OF THE PROPOSAL WITHIN AN ENDORSED PLAN APPROVED BY THE STATE PLANNING COMMISSION?

Yes (No)

IF YES, WHICH ENDORSED PLAN: _____

G. IS THE PROPOSAL CONSIDERED INFILL DEVELOPMENT AS DEFINED IN N.J.A.C 7:15-1.5?

Yes (No)

IF YES, PROVIDE JUSTIFICATION: _____

H. IS THE PROPOSAL IN CONFORMANCE WITH THE MUNICIPAL ZONING?

(Yes) No

IF NO, EXPLAIN ANY INCONSISTENCY: _____

I. IS THE PROPOSAL IN CONFORMANCE WITH THE MASTER PLAN(s)?

(Yes) No

IF NO, EXPLAIN: _____


This General Application should be submitted with all other required forms.

(Rev. 05/10/2016)

8. CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS ACCURATE AND THAT I HAVE THE AUTHORITY TO MAKE THIS APPLICATION TO AMEND THE WATER QUALITY MANAGEMENT PLAN.

NAME (PLEASE PRINT): Frank Hunkele

SIGNATURE:  DATE: 5/21/21

TITLE: Owner

SEND TWO COPIES COMPLETED APPLICATION WITH REQUIRED ATTACHMENTS TO:

**NJDEP-WATER RESOURCE MANAGEMENT
OFFICE WRM COORDINATION
401 E. STATE ST., PO BOX 420
MAIL CODE-401-02A
TRENTON, NJ 08625-0420**

NJDEP Form B

New Jersey Department of Environmental Protection
Water Quality Management Planning (WQMP)
Site Specific Amendment & Revision Technical Application
Form B

1. NAME OF PROPOSAL, PROJECT OR DEVELOPMENT:

Sparta Warehouse Project

2. LOCATION OF PROPOSAL, PROJECT OR DEVELOPMENT:

In addition, please note each municipality that is fully conforming (both Planning and Preservation Areas) to the Highlands Regional Master Plan or that is located within the Pinelands Area.

A. COUNTY: Sussex MUNICIPALITY: Sparta Township

B. BLOCK/LOT NUMBERS: Block 12008 Lot 23

3. SIGNIFICANT ACTIONS (Check all that apply):

CHANGES TO SEWER SERVICE AREAS

- X Expansion *The existing SSA is related to sand and gravel operations, not to sanitary discharge.
r Reduction

REVISIONS

- r Clarification/Correction of WMP
r Schedule change for WMP submission
r Transfers of Sewer Service Areas from to
r Transfer of WMP Responsibility from to

WASTEWATER TREATMENT FACILITIES (WTF)

- r New or Expanded Discharge to Surface Water
X New or Expanded Discharge to Ground Water
r Abandonment of Wastewater Treatment Facility
r Change in Discharge Location (e.g. DSW to DGW or from tributary to main stem)
r Increase in projected wastewater flow above that approved in the areawide WQMP

CAPACITY ANALYSIS

- r New or Modified Wastewater Capacity Analysis (Build-Out Capacity)
r New or Modified Nitrate Dilution Analysis (Septic Density)

OTHER

r

4. DESCRIPTION OF PROJECT/ACTIVITY

A.DETAILED DESCRIPTION OF PROJECT

The project proposes the construction of two warehouses with approximately 880,000 square feet total floor area. The buidings will be served by an on-site wastewater treatment system with discharge to groundwater. A new SSA is proposed.

B. TYPE OF WASTEWATER DISPOSAL:

- Surface Water
 Ground Water

C. TOTAL PROJECTED WASTEWATER TO BE GENERATED

- Estimated flow 0.01 MGD (specify MGD or GPD)
 Attach Build Out Analysis for project flow $\geq 20,000$ gpd
 Estimated flow calculated pursuant to (check one)
 N.J.A.C. 7:14A-23.3 (to be used to calculate the design flow for all DSW & DGW facilities which utilize advanced sewage treatment systems to treat sanitary sewage prior to discharge)
 N.J.A.C.7:9A-7.4 (to be used to calculate the design flow for all facilities which utilize individual subsurface sewage disposal systems to manage their sanitary sewage)

D. RECEIVING Wastewater Treatment Facility: Proposed On-Site WWTF

E. RECEIVING STREAM NAME AND CLASSIFICATION: NA

F. ACREAGE OF AMENDMENT/REVISION WASTEWATER SERVICE AREA CHANGE:

- Increase in sewer service area 53 Acres (Attach Build Out Analysis for ≥ 100 acres)
 Decrease in sewer service area _____ Acres
 Transfer of acreage between two existing approved sewer service areas _____ Acres

5. MAPS AND DRAWINGS

Provide the following maps with the specified features

A. TAX MAP

- Project/activity location
 Block and Lot Numbers
 Acreage of lots identified for project

B. USGS Map

- Project/activity location

C. LAND SURVEY/SITE PLAN/CONCEPTUAL PLAN

Folded hard copy land survey/site plan/conceptual plan, as applicable, with the following features designated:

- title, scale, and north arrow
- project site boundary;
- proposed sewer service area defined
- proposed new or expanded wastewater treatment facility and discharge location.
- lot lines (block and lot numbers identified, acreage specified)
- all existing and proposed structures
- all existing and proposed impervious surface (e.g. roads, parking)
- water features (streams, intermittent streams, ponds, etc.)
- wetlands as mapped by N.J.S.A.13-9A-1 and 13:9B-15 or as approved by a valid LOI
- riparian buffers (300', 150', 50')
- areas identified as habitat for threatened or endangered species (Rank 3, 4, or 5) on the most recent Landscape Project maps
- Natural Heritage Priority Site areas
- Coastal Fringe, Coastal Rural, and Coastal Environmentally Sensitive Planning Areas as defined on the CAFRA Planning Map

- beaches, coastal high hazard areas and dunes as defined at N.J.A.C. 7:E-3.22, 3.18 and 3.116 respectively
- Environmentally Sensitive Areas protected by Federal 201 grant limitations

D. DIGITAL Map (SHAPE FILE)

Digital shapefile of proposed sewer service area compliant with the Department GIS Mapping and Digital Data Standards.

6. ENVIRONMENTALLY SENSITIVE AREAS:

A. Is there endangered or threatened species habitat as identified by the most current Landscape Project (Rank 3, 4, or 5) within the proposed project site or within the planning area?

r Yes No

If yes, Attach Habitat Suitability Determination or Habitat Impact Analysis

B. Are there areas mapped as Natural Heritage Priority Sites within the proposed project site of within the planning area?

r Yes No

If yes, Attach Habitat Suitability Determination or Habitat Impact Analysis

C.. Is the project or activity within 300 feet of Category One (C1) waters or any Highlands waterbodies?

r Yes No

D. Are there areas mapped as wetlands within the proposed project site?

If yes, Attach Letter of Interpretation. Yes, Letter of Interpretation attached.

E. Is the proposal within a Coastal Fringe Planning Area of Coastal Environmentally Sensitive Planning Area?

r Yes No

If yes, is the proposal to address failing septic systems or infill development? _____

7. Is the project/activity proposing to include ESAs that would otherwise be excluded from being a sewer service area, due to one of the conditions below: (check all that apply). None

r Is an area of an endorsed plan identified for growth and approved by the State Planning Commission

r Is in a Planning Area 1 as defined in the State Plan-Policy Map

r In an area to accommodate infill development

8. Are there ESAs for which you disagree with the DEP's environmental data? (Check all that apply)

r Threatened or Endangered Species Habitat (Rank 3, 4, or 5) identified on DEP's Landscape Project

r Natural Heritage Priority Sites

r Category One Waters (and 300 foot riparian buffers)

Wetlands

9. To rebut any environmental data identifying ESAs on the project site, please identify the ESA and submit the corresponding documentation:

r Updated Landscape Map documentation

r Habitat Suitability Determination

r Habitat Impact Assessment Approved

Valid LOI letter and map survey or valid Freshwater Wetlands Permit

10. If any of the following features/conditions are applicable to the project site, please submit the corresponding documentation:

- r Coastal Fringe Planning Area; Coastal Rural Planning Area; Coastal Environmentally Sensitive Area
 - o Documentation to support that amendment is to abate an existing immediate public health or safety issue;
 - o Documentation that project is to accommodate infill development
- r 201 Subject to 201 Facilities Grant limitations that prohibit the extension of sewer service into environmentally sensitive areas
 - o Documentation that a mapping revision or waiver had been obtained from USEPA

11. IS THE PROPOSAL REQUIRED AS PART OF AN ADMINISTRATIVE ORDER, COURT ORDER, NJDEP ADMINISTRATIVE CONSENT ORDER (ACO), OR A JUDICIAL CONSENT ORDER TO WHICH THE NJDEP IS A PARTY, FROM A STATE OR FEDERAL COURT?

r Yes No

If yes, attach Order.

12. Evidence of notification and offer of consultation with affected governmental agencies (including, as applicable, the following entities):

- Designated Planning Agency (DPA)
- Wastewater Management Planning (WMP) Agency
- Municipal Governing Bodies
- Municipal Planning Boards
- County Planning Boards
- Sewerage Authorities/Municipal Authorities/Joint Meetings/PVSC
- Delaware River Basin Commission
- Pinelands Commission
- Highlands Council
- Delaware River Basin Commission
- NJ Sports & Exposition Authority
- Water Purveyors

13. SUPPLEMENTAL INFORMATION FOR WMPs (WMP AGENCY ONLY)

r DETAILED PROJECT DESCRIPTION


r COMPLETED ENVIRONMENTAL ANALYSES

- r Wastewater Capacity-Build Out Analysis
- r Wastewater Treatment Plant/Sewer Service Area Mapping
- r Wastewater Capacity – Septic Area/Nitrate Dilution Analysis

14. CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE INFORMATION IS ACCURATE AND THAT I HAVE THE AUTHORITY TO MAKE THIS APPLICATION TO AMEND THE WATER QUALITY MANAGEMENT PLAN.

NAME (PLEASE PRINT): Frank Hunkele

SIGNATURE:  DATE: 5/21/21

TITLE: Owner/Applicant

SEND TWO COPIES OF COMPLETED APPLICATION WITH REQUIRED ATTACHMENTS TO:

**NJDEP-WATER RESOURCE MANAGEMENT
OFFICE WRM COORDINATION
401 E. STATE ST., PO BOX 420
MAIL CODE-401-02A
TRENTON, NJ 08625-0420**



WATER REIMAGINED

May 25, 2021

Via UPS

Sussex County Water Quality Management Agency
c/o Division of Planning and Economic Development
One Spring Street
Newton, NJ 07860

Attn: Autumn Sylvester

Re: Sparta Warehouses – Diamond Chip Realty
Water Quality Management Plan Amendment
Block 12008, Lot 23
33 Demarest Road
Sparta Township, Sussex County, New Jersey

Dear Ms. Sylvester:

On behalf of Diamond Chip Realty, LLC, Natural Systems Utilities (NSU) is hereby submitting the attached documentation in preparation in support of a site-specific amendment to the Sussex County Water Quality Management Plan. The proposed Sparta Warehouse development, to be located at 33 Demarest Road on Block 12008, Lot 23, has a proposed wastewater generation of approximately 10,000 gpd, that will be treated by an on-site wastewater treatment facility discharge to groundwater. The table below shows the proposed unit breakdown for the development and the associated wastewater generation.

Projected Wastewater Flows

Use	Unit Type	Number of Units	Projected Flow (gpd/Unit)	Hydraulic Load (gpd)
Warehouse (approx. 834,680 sq ft)	Employee	200	25	5,000
Office (45,000 sq ft)	Square Foot	45,000	0.1	4,500
Delivery/Transit Personnel	Person	100	5	500
Total Projected Wastewater Flow (gpd)				10,000



WATER REIMAGINED

Block 12008 Lot 23 is currently designated as its own Sewer Service Area for NJPDES Permit NJ0098621 (Sparta Sand and Gravel Co.) in NJDEP and Highlands Council databases. This SSA was removed from a draft Sussex County Future Sewer Service Area Map in 2017, however this draft has not been adopted by NJDEP. The amendment would change the use of the site and propose a discharge to groundwater of treated sanitary wastewater of 10,000 gpd. The project is located within the Highlands Planning Area.

Attached for your review please find five (5) copies of the following documents and one (1) CD:

- WQMP Amendment Summary Report (with associated mapping and forms in the appendices)
- WQMP Amendment Application Forms A & B (in Summary Report Appendix)
- USGS Map
- Letter to Sparta Township requesting resolution
- CD with application documents and Shapefile of SSA

Please contact me if you have any questions or require additional information at (908) 431-7068 or jriedel@nsuwater.com.

Sincerely,

Jens Riedel, P.E., CFM
Senior Project Engineer

c: Frank Hunkele, Diamond Chip Realty

N:\PROJECTS\E017s\E01715AA Diamond Sand and Gravel\7- Deliverables\WQMP Application to Sussex Cnty\2021 05 25 Diamond SG Sussex Cnty WQMP Appl Cover Letter.docx

David Simmons

From: Liebeskind, Brian <Brian.Liebeskind@kimley-horn.com> on behalf of Liebeskind, Brian
Sent: Thursday, May 27, 2021 3:39 PM
To: Stan Puszcz; Dave Clark; 'Frank Hunkele'; James Ford; Diggan, Tony; Steven P. Gouin; Thomas Collins; dsimmons@hpellow.com; Gibson, Adam
Cc: 'Diana.Katzenstein@spartan.org'; 'Sydney Finelli'; Anna Marie Kenny
Subject: Meeting Minutes Pre-Application/Block 12008, lot 23/Diamond Chip Realty, LLC
Attachments: 2021.05.25 Meeting Minutes - Sparta Warehouse Facility Pre-app.pdf

All,

Please see the attached meeting minutes from this past Tuesday's pre-application meeting for the proposed warehouse facility at 33 Demarest Road. Please contact our office if there are any discrepancies. Have a happy and safe holiday!

Best,
Brian

Brian Liebeskind, P.E.

Kimley-Horn | 902 Carnegie Center Blvd. Suite 140, Princeton, NJ 08540
Direct: 609 300 2507 | Mobile: 908 581 2414
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

**2021.05.25 Pre-app
Microsoft Teams Meeting
Meeting Minutes**

RE: 112256000 - FCL - Sparta
Sparta Pre-App
33 Demarest Road

Date: May 25, 2021
Time: 2:00 pm
Location: CP Engineers Office (11 Park Lake Road, Sparta, NJ)

Attendees	Organization	Email
Stan Puszczyk	CP Engineers	Stan_Puszczyk@cpengineers.com
Dave Clark	CP Engineers	dave.clark@cpengineers.com
Anna Marie Kenny	CP Engineers	annamarie.kenny@cpengineers.com
Thomas Collins	Vogel Chait Collins Schneider	TCollins@vccslaw.com
Diana Katzenstein	Town of Sparta	Diana.Katzenstein@spartanj.org
Tony Diggan	Kimley-Horn	Tony.Diggan@kimley-horn.com
Adam Gibson	Kimley-Horn	adam.gibson@Kimley-horn.com
Brian Liebeskind	Kimley-Horn	Brian.Liebeskind@kimley-horn.com
Frank Hunkele	Diamond Sand and Gravel	fhunkele@spartaredimix.com
James Ford	TRES III, LLC	fordol@sbcglobal.net
Steven P. Gouin	Giordano, Halleran & Ciesla, P.C	SGouin@ghclaw.com

The following statements were the key items discussed during the Teams meeting held on Tuesday, May 25th regarding the FCL Sparta Project:

I. Overview of Meeting Discussion

1. Zoning requirements
 - a. Proposed Concept Site Plan complies with permitted use and all bulk requirements for Economic Development zone
 - i. Warehouse / Storage
 - ii. Minimum front, rear and side yard setbacks
 - iii. Minimum lot size
 - iv. Maximum building height
 - v. Maximum building coverage
 - vi. Maximum parking area coverage
 - vii. Maximum impervious coverage
 - viii. Minimum parking
 1. 352 required (based upon 1 space / 2,500 sf)
 2. 348 spaces proposed
 3. 119 landbanked (future) spaces

- a. Lawn proposed for designated area
- b. Additional parking to be constructed only if necessary (tenant dependent)
- ix. Driveway dimensions
 - c. Both proposed buildings qualify as rail-served per ordinance
 - d. Lighting design will comply with Town ordinance
 - e. Planning Board testimony should include description of warehouse space
 - f. Town suggested a colored Landscape Plan rendering for public hearing
 - g. Elevation views of building
 - h. Describe roof treatment, mechanical equipment and fire protection
- 2. Traffic impact
 - a. Preliminary trip generation (automobiles and trucks, before any reductions due to rail) for LUC 150: Warehousing
 - i. 150 trips - AM peak
 - ii. 167 trips - PM peak
 - b. Impact to County/State roadways not yet assessed
 - c. Traffic count of existing site operations could serve as benchmark
 - i. Subtracting current traffic from site may complicate future efforts to relocate facility
 - d. Traffic study will be the key focus of residents
 - i. Identify amount of truck traffic
 - ii. Request previous traffic studies from Town/PB Engineer
- 3. Stormwater management
 - a. Applicant will likely seek waiver to exceed 2.5-acre watershed
 - b. Town and Applicant are aware of existing offsite drainage issues
 - c. Design will infiltrate clean stormwater runoff to the extent practical
 - d. Applicant understands local significance of water quality measures and aquifer protection
- 4. Sanitary
 - a. 7:9 submitted to County for 1,999 gallons per day
 - i. Estimated flow based on delivery drivers and limited on-site personnel
 - b. 2.41-acre septic field to be reserved for future expansion

The statements and information represents our understanding of the items discussed in the referenced meeting. If Kimley-Horn and Associates, Inc. has misrepresented any statements made by any of the attendees, please notify us immediately so that we may revise and redistribute the meeting minutes. If no response is received within five business days, the information contained in this document will be considered true and accurate.



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	39023

CHECK NO.	180774
DATE	JUL 13 2021

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

4070

ENDORSE	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF MAY 2021

7.25 hours Diamond Chip Realty

#689

10/24

\$175./hr \$1,268.75

de

Inv. # 98405

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas F. Collins, Jr., Esq.	6/3/21
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		

Planning Board Attorney
OFFICIAL POSITION

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: Maureen Donnelly

DIAMOND CHIP REALTY #689

Page: 1
June 03, 2021
FILE : 15253-519
INVOICE 98405

Fees

			Hours	
05/06/2021	TFC	Review of e-mail and drafting of e-mail to Stan Puszc. Telephone conference with Board Secretary regarding pre-application meeting.	1.25	
05/07/2021	TFC	Review of e-mail and correspondence. Drafting of e-mail	0.50	
05/10/2021	TFC	Review of e-mail regarding professionals' meeting and drafting of e-mail. Review of e-mail and telephone conference with Stan Puszc	1.00	
05/11/2021	TFC	Review of e-mail and drafting of e-mail	0.50	
05/12/2021	TFC	Review of e-mail and concept plan. Drafting of e-mail. Telephone conference with Stan Puszc	0.75	
05/24/2021	TFC	Review of e-mail and concept plan. Drafting of e-mail	0.75	
05/25/2021	TFC	Review of file and plan. Meeting with Stan Puszc, Dave Clark, Dave Simons and applicant's representative regarding concept plans	2.00	
05/27/2021	TFC	Review of e-mail and minutes of pre-application meeting	0.50	
		CURRENT FEES:	7.25	1,268.75

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	7.25	\$175.00	\$1,268.75

TOTAL BILLING AMOUNT: 1,268.75

TOTAL AMOUNT DUE: \$1,268.75



CONSULTING ENGINEERS,
PLANNERS & LAND SURVEYORS

*Simmons
Invoiced*

June 30, 2021

Invoice No: 73050

Invoice Total \$357.50

SPARTA TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
65 MAIN STREET
SPARTA, NJ 07871

PLEASE REMIT PAYMENT TO:
Harold E. Pellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone (973) 948-6463

Project 21-150 DIAMOND CHIP REALTY, LLC 33 DEMAREST RD, BL 12008 LOT 23
- SITE #689

DIAMOND CHIP REALTY, LLC

33 DEMAREST RD

SPARTA NJ 07871

Professional Services for the Period: April 30, 2021 to May 27, 2021

Professional Personnel

			Hours	Rate	Amount
CHECK PLAN VS. FIELD					
SIMMONS, JR., DAVID	5/25/2021		.50	130.00	65.00
Check proposed site for development in field					
ATTEND TECHNICAL REVIEW COMM					
SIMMONS, JR., DAVID	5/25/2021		1.00	130.00	130.00
Attend Zoom meeting with Township Officials on proposed site plan for warehousing/railroad siding					
APPLICATION & PLAN REVIEW					
SIMMONS, JR., DAVID	5/24/2021		1.25	130.00	162.50
Review concept plan in preparation for review committee meeting with applicant					
Totals			2.75		357.50
Total Labor					357.50
Total Project Invoice Amount					\$357.50

Billing Summary

	Current	Prior	Total	A/R Balance
Prof. Services	357.50	0.00	357.50	
Totals	357.50	0.00	357.50	357.50



MUNICIPAL BUILDING • 65 MAIN STREET
 SPARTA, NEW JERSEY 07871
 TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER
 THIS NUMBER MUST APPEAR ON ALL INVOICES,
 PACKING SLIPS, CORRESPONDENCE, ETC.
 No. 39352

121074 AUG 24 2021

SHIP TO:
 TOWNSHIP OF SPARTA
 65 MAIN STREET
 SPARTA NJ 07871

ORDER NO.:
 # 7257
 CP ENGINEERS NJ, LLC
 11 PARK LAKE ROAD
 SPARTA NJ 07871

Date: 08/18/2021
 Req: 35155
 Contract:
 FINANCE

INSTRUCTIONS TO VENDOR:
 ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES
 RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM.
 ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED
 DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF
 THE VOUCHER. THE PAYEE SHOULD COMPLETE THE
 "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-0002317

ENGINEERING SERVICES - DEVELOPER'S ESCROW

ACCOUNT	QTY	UNIT	DESCRIPTION	UNIT COST	LINE TOTAL
0330156013001	1.000		RESERVE FOR DEVELOPERS ESCROW #00386 TERRY LYNN PROJ: 620B003 TERRY- LYNN INV# 9927	1667.320	1,667.32
0330156013001	1.000		#00208 DTH 15 PROJ: 620B003 TERRY-LYNN INV# 9927	118.930	118.93
0330156013001	1.000		#01221 PC SPARTA LLC PROJ: 620B003 EAGLES NEST INV# 9970	107.500	107.50
0330156013001	1.000		#01052 RM SPARTA PROJ: 620B008 DUNKIN INV# 9928	405.300	405.30
0330156013001	1.000		#00208 DTH 15 PROJ: 620B008 DUNKIN INV# 9928	280.990	280.99
0330156013001	1.000		#00386 TERRY-LYNN PROJ: 620B008 DUNKIN INV# 9928	17.460	17.46
0330156013001	1.000		#01241 DIAMOND CHIP REALTY PROJ: 620P015 DEMAREST RD. INV# 10000	1325.000	1,325.00
PO Total					3,922.50

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		
	X SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE
	Approval by the Administrator	DATE	SIGNATURE
	Approval by the Chief Finance Officer	DATE 8/18/2021	SIGNATURE <i>[Signature]</i>
	Approved by the Township Manager	DATE	SIGNATURE



Invoice

CP Engineers, LLC
11 Park Lake Road, Sparta, NJ 07871

Invoice Date:	Invoice #:
6/18/2021	9927
Due Date:	7/18/2021

Bill To:
Attn: Diana Katzenstein Sparta Township Municipal Building 65 Main Street, Sparta, NJ 07871

CC To: (Provided in accordance with 40:55D-53.2.c)
PC Sparta, LLC 9128 Strada Place Suite 210 Naples, FL 34108
For the CC'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620B003 Terry-Lynn Inc. (E)

Date	Description	Hrs/Qty	Rate	Amount
5/4/2021	Principal, Managing Partner Stan Puszcz - Terry-Lynn	1	160.00	160.00
5/7/2021	Sr. Project Manager Dave Clark - Follow up with Attny on status of DA and bonding	0.25	155.00	38.75
5/10/2021	Principal, Managing Partner Stan Puszcz - Terry-Lynn/Eagles Nest dev	1	160.00	160.00
5/12/2021	Staff Engineer Monica Baranowski - Developer's agreement research	0.75	120.00	90.00
5/12/2021	Principal, Managing Partner Stan Puszcz - Terry-Lynn/Eagles Nest dev	1.5	160.00	240.00
5/12/2021	Sr. Project Manager Dave Clark - Coord with developer's engineer	0.25	155.00	38.75
5/26/2021	Engineering Technician Ariel Capwell - Project/ deed research	5.5	95.00	522.50
5/26/2021	Sr. Project Engineer John Cahillane - Development status review and research	2.5	145.00	362.50
5/26/2021	Staff Engineer Monica Baranowski - Preparing performance bond release letter	0.5	120.00	60.00
5/27/2021	Sr. Project Engineer John Cahillane - Project coordination	0.25	145.00	36.25
5/27/2021	Sr. Project Manager Dave Clark - Performance bond release coord	0.25	155.00	38.75
5/28/2021	Sr. Project Manager Dave Clark - Performance bond release coord	0.25	155.00	38.75

0330156 013001

Terry Lynn 60386 / 2263
DTH 15 00208 / 9:59

1,267.32
118.93

NOTE: Please make check payable to CP Engineers, LLC.

Total:	\$1,786.25
Payments/Credits:	\$0.00
Balance Due:	\$1,786.25

Phone #	Fax:	Project Manager
(973) 300-9003		Dave Clark



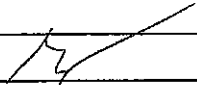
Invoice

CP Engineers, LLC
 11 Park Lake Road, Sparta, NJ 07871

Invoice Date:	Invoice #:
6/18/2021	9970
Due Date:	7/18/2021

Bill To:
Attn: Diana Katzenstein Sparta Township Municipal Building 65 Main Street, Sparta, NJ 07871

CC To: (Provided in accordance with 40:55D-53.2.c)	
PC Sparta, LLC 9128 Strada Place Suite 210 Naples, FL 34108	For the CC'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620B003.1 Eagles Nest (PC Sparta) (E)

Date	Description	Hrs/Qty	Rate	Amount
5/26/2021	Sr. Project Manager Dave Clark - pre-con coord	0.25	155.00	38.75
5/27/2021	Staff Engineer Monica Baranowski - Filing and organizing project documents	0.25	120.00	30.00
5/27/2021	Sr. Project Manager Dave Clark - pre-con coord	0.25	155.00	38.75
<p>0336156 003001</p> <p># 01221 / 2386</p> <p>PC Sparta LLC</p>				

NOTE: Please make check payable to CP Engineers, LLC.

Phone #	Fax:	Project Manager
(973) 300-9003		Dave Clark

Total:	\$107.50
Payments/Credits:	\$0.00
Balance Due:	\$107.50



Invoice

CP Engineers, LLC
11 Park Lake Road. Sparta, NJ 07871

Invoice Date:	Invoice #:
6/18/2021	9928
Due Date:	7/18/2021

Bill To:
Diana Katzenstein, Land Use Admin. Sparta Township Municipal Building 65 Main Street, Sparta, NJ 07871

CC To: (Provided in accordance with 40:55D-53.2.c)	
RM Sparta Donuts, LLC c/o Rajiv Dharia 1 Dickinson Court Ledgewood, NJ 07852	For the CC'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620B008 Dunkin - 550 Lafayette Rd (E)

Date	Description	Hrs/Qty	Rate	Amount
5/11/2021	Managing Const Inspector Jeffrey Longberg -- Onsite inspection of landscaping	1	98.00	98.00
5/19/2021	Staff Engineer Monica Baranowski - Preparing additional escrow deposit letter	0.25	120.00	30.00
5/19/2021	Managing Const Inspector Jeffrey Longberg - Onsite inspection of final pavement	1	98.00	98.00
5/20/2021	Managing Const Inspector Jeffrey Longberg - Onsite inspection of final pavement	1	98.00	98.00
5/24/2021	Managing Const Inspector Jeffrey Longberg - Onsite inspection of topsoil, seeding, planting, signage	1	98.00	98.00
5/25/2021	Sr. Project Engineer John Cahillane - Additional escrow funding request correspondence	1	145.00	145.00
5/25/2021	Sr. Project Manager Dave Clark - Project mgmt and coord	0.25	155.00	38.75
5/28/2021	Managing Const Inspector Jeffrey Longberg - Onsite inspection of topsoil, seeding, planting, signage	1	98.00	98.00

0330156 01300 1

RM Sparta 01052/22-14 \$ 405.38

DTH 15 60208 / 9-99 \$ 280.99

Jerry Lynn # 60388 / 2263 17.45

00332 / 2264

NOTE: Please make check payable to CP Engineers, LLC.

Total:	\$703.75
Payments/Credits:	\$0.00
Balance Due:	\$703.75

Phone #	Fax:	Project Manager
(973) 300-9003		John Cahillane



Invoice

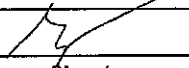
CP Engineers, LLC
11 Park Lake Road, Sparta, NJ 07871

Invoice Date:	Invoice #:
6/18/2021	10000
Due Date:	7/18/2021

Bill To:
Diana Katzenstein, Land Use Administrator Sparta Township Municipal Building 65 Main Street, NJ 07871

PLAN # 1024

CC To: <i>(Provided in accordance with 40:55D-53.2.c)</i>
Diamond Chip Realty, LLC 33 Demarest Road Sparta, NJ 07871
For the CC'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620P015 33 Demarest Rd (B12008, L23) (E)

Date	Description	Hrs/Qty	Rate	Amount
5/24/2021	Principal, Managing Partner Stan Puszc - Pre-App meeting & Review	1	160.00	160.00
5/25/2021	Sr. Project Engineer John Cahillane - Review prelim. plans & prep for pre-app meeting with Twp Engineer	1.5	145.00	217.50
5/25/2021	Principal, Managing Partner Stan Puszc - Pre-App meeting & Review	2.5	160.00	400.00
5/25/2021	Sr. Project Manager Daye Clark - Prep and attend pre-application meeting	2.5	155.00	387.50
5/27/2021	Principal, Managing Partner Stan Puszc - Pre-App meeting & Review	1	160.00	160.00

01241/689

03301 56 013001

Diamond Chip Realty

NOTE: Please make check payable to CP Engineers, LLC.

Total:	\$1,325.00
Payments/Credits:	\$0.00
Balance Due:	\$1,325.00

Phone #	Fax:	Project Manager
(973) 300-9003		John Cahillane



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	39137

CHECK NO. 120885
DATE JUL 27 2021

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

4070

BILL TO	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF JUNE 2021

0330156613001

1.75 hours Diamond Chip Realty #689 / 01241

\$175./hr \$306.25

dm

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas E. Collins, Jr., Esq.	7/6/21
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		

0 817248 20210701

VOGEL, CHAIT, COLLINS AND SCHNEIDER
 A Professional Corporation
 Attorneys at Law
 25 Lindsley Drive, Suite 200
 Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

Page: 1
 July 02, 2021

SPARTA TOWNSHIP PLANNING BOARD
 65 MAIN STREET
 SPARTA NJ 07871

FILE : 15253-519
 INVOICE 98541

Attn: Maureen Donnelly

DIAMOND CHIP REALTY #689

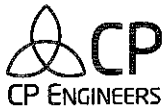
Fees

			Hours	
06/11/2021	TFC	Review of e-mail regarding prior traffic studies. Review of file.	0.50	
06/24/2021	TFC	Drafting of e-mail to Township Engineer. Review of status	0.50	
06/30/2021	TFC	Review of e-mail and attachment regarding applicant's letter to the Township Council and submissions requesting Water Quality Management Plan (WQMP) Amendment for on-site sewage treatment plant and drafting of e-mail	0.75	
		CURRENT FEES:	1.75	306.25

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	1.75	\$175.00	\$306.25

TOTAL BILLING AMOUNT:	306.25
PREVIOUS BALANCE	\$1,268.75
TOTAL AMOUNT DUE:	<u>\$1,575.00</u>



Invoice

CP Engineers, LLC
 11 Park Lake Road. Sparta. NJ 07871

Invoice Date:	Invoice #:
7/26/2021	10104

Due Date:	8/25/2021
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PLAN # 1024

Bill To:
Diana Katzenstein, Land Use Administrator Sparta Township Municipal Building 65 Main Street, NJ 07871

CC To: (Provided in accordance with 40:55D-53.2.c)
Diamond Chip Realty, LLC 33 Demarest Road Sparta, NJ 07871
For the CD'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620P015 33 Demarest Rd (B12008, L23) (E)

Date	Description	Hrs/Qty	Rate	Amount
6/2/2021	Principal, Managing Partner Stan Puszczyk - Concept Review & Feedback	2	160.00	320.00
6/8/2021	Principal, Managing Partner Stan Puszczyk - Concept Review & Proj Dev	2	160.00	320.00
6/16/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest	2	160.00	320.00
6/17/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest	1.5	160.00	240.00
6/24/2021	Sr. Project Manager Dave Clark - Traffic Study coord	0.5	155.00	77.50
6/25/2021	Principal, Managing Partner Stan Puszczyk - Planning & Zoning	2	160.00	320.00

NOTE: Please make check payable to CP Engineers, LLC.

Phone #	Fax:	Project Manager
(973) 300-9003		John Cahillane

Total:	\$1,597.50
Payments/Credits:	\$0.00
Balance Due:	\$1,597.50

Diana Katzenstein - RE: RE: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

From: Stan Puszcz <stan.puszcz@cpengineers.com>
To: Kathleen Chambers <Kathleen.Chambers@spartanj.org>, Diana Katzenstein <D...>
Date: 7/1/2021 5:36 PM
Subject: RE: RE: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

Kate:

This is not a planning/zoning matter. It should be handled by my office.

Before we do anything, I will first discuss this with Neil after he is back,

Stan

Stanley G. Puszcz, P.E., BCEE, C.M.E.

President

CP ENGINEERS

11 Park Lake Road

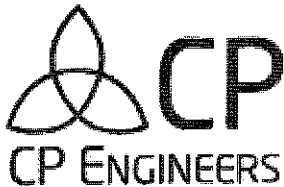
Sparta, New Jersey 07871

973-300-9003 ext. 115 (office)

973-479-1256 (cell)

www.cpeengineers.com

Linked 



From: Kathleen Chambers <Kathleen.Chambers@spartanj.org>

Sent: Wednesday, June 30, 2021 11:23 AM

To: Diana Katzenstein <Diana.Katzenstein@spartanj.org>

Subject: Fwd: RE: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

Good morning Diana,

I believe this should go to you; check with the attorney. I printed the documents so I'll bring them over to you.

Kate

Kate Chambers

Sparta Township

Municipal Clerk

(973) 729-4493

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>>> Jens Riedel <jriedel@NSUWater.com> 6/30/2021 10:26 AM >>>

Hello Kate,

Attached are the documents that I had previously sent in late May as hard copies regarding our request for a resolution supporting an amendment to the WQMP for the Diamond Chip Realty warehouse project on the current Sparta Redi-Mix site on Demarest Road. This WQMP amendment application is currently under review by Sussex County but they require the resolution from Sparta Township to move the application into the next phase. If this resolution could be addressed at the next meeting, that would be much appreciated.

Attached please find the following:

- Request cover letter to Sparta Township (I have also provided the Word document so the resolution text can be copied)
- WQMP amendment cover letter to Sussex County
- Summary Report of proposed amendment
- WQMP Forms A and B
- USGS Map

If there is a problem receiving these files because of their size, please let me know and I can provide a link to download them. As per your previous response, we will not be providing additional hard copies.

Please confirm receipt and the expected schedule for providing the resolution.

Thank you,
Jens



JENS RIEDEL, PE, CFM

MANAGING ENGINEER

TEL: (908) 431-7068

NSUWATER.COM



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From: Kathleen Chambers <Kathleen.Chambers@spartanj.org>

Sent: Wednesday, June 30, 2021 10:04 AM

To: Jens Riedel <jriedel@NSUWater.com>

Subject: RE: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

I don't need hard copies.

Thanks,
Kate

Kate Chambers
Sparta Township
Municipal Clerk
(973) 729-4493

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>>> Jens Riedel <jriedel@NSUWater.com> 6/29/2021 4:31 PM >>>

If you are ok with receiving the files electronically, then I can send them tomorrow. The supporting documents will be in PDF but I will provide sample text for the resolution that was provided to me by the County in Word format so it can be copied and pasted easily. Would you still need hard copies? I would rather avoid making unnecessary copies/prints if you don't need them.

Thanks,
Jens

From: Kathleen Chambers <Kathleen.Chambers@spartanj.org>
Sent: Tuesday, June 29, 2021 4:17 PM
To: Jens Riedel <jriedel@NSUWater.com>
Subject: RE: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

Yes. Please send it in word format. I'll send it to the engineer and the interim township manager. Not sure how I could have missed it.

Best,
Kate

Kate Chambers
Sparta Township
Municipal Clerk
(973) 729-4493

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>>> Jens Riedel <jriedel@NSUWater.com> 6/29/2021 4:06 PM >>>

My letter was the request for a resolution with the backup documents so it wouldn't have gotten on the agenda yet. I will have to resend it then.

-Jens

From: Kathleen Chambers <Kathleen.Chambers@spartanj.org>
Sent: Tuesday, June 29, 2021 3:41 PM
To: Jens Riedel <jriedel@NSUWater.com>
Subject: RE: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

It's possible. Do you know the date that it was on the council agenda. I just did a search of my resolutions from 2003 to 2021 and come up with nothing.

Kate Chambers
Sparta Township
Municipal Clerk
[\(973\) 729-4493](tel:(973)729-4493)

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>>> Jens Riedel <jriedel@NSUWater.com> 6/29/2021 3:32 PM >>>

Hi Kate,

I had addressed it directly to you at the 65 Main Street address. It was sent by certified mail. I don't seem to have the green receipt though. However, according to the online tracking, it was delivered on May 28th. Could it have possibly ended up on someone's desk?

-Jens



JENS RIEDEL, PE, CFM
MANAGING ENGINEER

TEL: [\(908\) 431-7068](tel:(908)431-7068)
NSUWATER.COM



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From: Kathleen Chambers <Kathleen.Chambers@spartanj.org>
Sent: Tuesday, June 29, 2021 2:43 PM
To: Jens Riedel <jriedel@NSUWater.com>
Subject: Re: Diamond Chip Realty WQMP Amendment Resolution - 33 Demarest Road

Jens,
I don't recall you sending this request. Did you send it to the Planning/Zoning Departments?

Kate

Kate Chambers
Sparta Township
Municipal Clerk
(973) 729-4493

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>>> Jens Riedel <jriedel@NSUWater.com> 6/29/2021 1:05 PM >>>

Hello Kathleen,

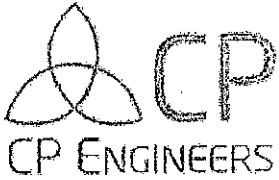
At the end of May I sent you a request for a resolution supporting a proposed Water Quality Management Plan amendment for the Diamond Chip Realty project at 33 Demarest Road (currently Sparta Redi-Mix). This application is currently under review by Sussex County but they require the resolution for a complete application. Can you please let me know the status of this resolution?

Thank you,
Jens



JENS RIEDEL, PE, CFM
MANAGING ENGINEER
TEL: (908) 431-7068
NSUWATER.COM
Linked 

This message may contain privileged and confidential information. If you are not an intended recipient, please note that any disclosure, dissemination, distribution, or copying of this information is prohibited.



From: Steven P. Gouin <SGouin@ghclaw.com>
Sent: Friday, July 23, 2021 4:10 PM
To: Stan Puszcz <stan.puszcz@cpengineers.com>
Subject: FW: FCL Sparta - Site Plan Application

Stan, see below from our engineers on Frank's project. Can we schedule another informal meeting? We could do in-person or by zoom. We'd like to get a final take from you on it and then we will be submitting for preliminary site plan approval over the next few weeks. Hoping to incorporate any comments from you based on the attached in our initial submission.

Thanks, Steve

**Giordano
Halleran &
Ciesla**
Attorneys at Law

Steven P. Gouin, Esq. [website](#) | [biography](#) | [vcard](#)
Shareholder
Real Estate, Land Use, & Redevelopment; Energy & Utilities;
and Renewable Energy Practice Groups
www.ghclaw.com
Direct Dial: (732) 219-5498 • F: (732) 224-6599
Cell: (973) 255-9449
125 Half Mile Road • Suite 300 • Red Bank, NJ 07701

From: Liebeskind, Brian [<mailto:Brian.Liebeskind@kimley-horn.com>]
Sent: Friday, July 23, 2021 2:21 PM
To: Steven P. Gouin <SGouin@ghclaw.com>
Cc: Diggan, Tony <Tony.Diggan@kimley-horn.com>
Subject: RE: FCL Sparta - Site Plan Application

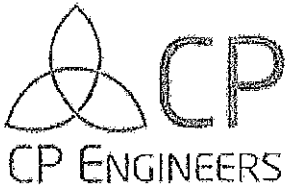
Hi Steve,

Thanks for reaching out to Stan to get the process started. Attached is the current Overall Site Plan for the project which includes the bulk zoning table (no variances proposed). Please share with Stan and arrange a date for the page-turn.

Has the Town provided any insight on the timing for a hearing (and corresponding filing deadline)? We will be submitting each of the applicable 62 site plan checklist items with the possible exception of the Environmental Impact Statement – please advise if we can request a waiver since we will be providing separate environmental reports. Let us know when a page-turn date has been scheduled and if there are any questions with the application. Thank you.

Have a great weekend,
Brian

Brian Liebeskind, P.E.
Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540
Office / mobile: 609 300 2507
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com
Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For



From: Steven P. Gouin <SGouin@ghclaw.com>
Sent: Friday, July 23, 2021 4:10 PM
To: Stan Puszcz <stan.puszcz@cpengineers.com>
Subject: FW: FCL Sparta - Site Plan Application

Stan, see below from our engineers on Frank's project. Can we schedule another informal meeting? We could do in-person or by zoom. We'd like to get a final take from you on it and then we will be submitting for preliminary site plan approval over the next few weeks. Hoping to incorporate any comments from you based on the attached in our initial submission.

Thanks, Steve

Giordano Halleran & Ciesla Attorneys at Law	Steven P. Gouin, Esq.	website biography vcard
	Shareholder	
	Real Estate, Land Use, & Redevelopment; Energy & Utilities; and Renewable Energy Practice Groups	
	www.ghclaw.com	
	Direct Dial: (732) 219-5498 · F: (732) 224-6599 Cell: (973) 255-9449 125 Half Mile Road · Suite 300 · Red Bank, NJ 07701	

From: Liebeskind, Brian [<mailto:Brian.Liebeskind@kimley-horn.com>]
Sent: Friday, July 23, 2021 2:21 PM
To: Steven P. Gouin <SGouin@ghclaw.com>
Cc: Diggan, Tony <Tony.Diggan@kimley-horn.com>
Subject: RE: FCL Sparta - Site Plan Application

Hi Steve,

Thanks for reaching out to Stan to get the process started. Attached is the current Overall Site Plan for the project which includes the bulk zoning table (no variances proposed). Please share with Stan and arrange a date for the page-turn.

Has the Town provided any insight on the timing for a hearing (and corresponding filing deadline)? We will be submitting each of the applicable 62 site plan checklist items with the possible exception of the Environmental Impact Statement – please advise if we can request a waiver since we will be providing separate environmental reports. Let us know when a page-turn date has been scheduled and if there are any questions with the application. Thank you.

Have a great weekend,
Brian

Brian Liebeskind, P.E.
Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540
Office / mobile: 609 300 2507
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com
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VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

Page: 1
August 04, 2021

FILE : 15253-519
INVOICE 98712

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: Maureen Donnelly

DIAMOND CHIP REALTY #689

Fees

			Hours	
07/01/2021	TFC	Telephone conference with Mr. Puszcz' voice mail regarding WQMP Amendment request. Review of e-mail and documents. Telephone conference with Township Engineer	1.25	
07/12/2021	TFC	Review of file and e-mails and drafting of e-mail to Stan Puszcz	0.50	
07/15/2021	TFC	Telephone conference with Stan Puszcz regarding sewer vs. septic and WQMP Amendment request from NUI and next steps.	0.50	
07/26/2021	TFC	Review of e-mail and drafting of e-mail to Stan Puszcz, Dave Clark and Dave Simmons	0.50	
07/27/2021	TFC	Review of e-mail and file and drafting of e-mail	0.50	
		CURRENT FEES:	3.25	568.75

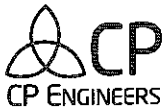
Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	3.25	\$175.00	\$568.75

TOTAL BILLING AMOUNT:	568.75
PREVIOUS BALANCE	\$1,575.00

Payments

07/20/2021	FEE PAYMENT RECEIVED - THANK YOU	-1,268.75
08/03/2021	FEE PAYMENT RECEIVED - THANK YOU	-306.25
	TOTAL PAYMENTS	-1,575.00
	TOTAL AMOUNT DUE:	<u>\$568.75</u>



Invoice

CP Engineers, LLC
 11 Park Lake Road. Sparta. NJ 07871

Invoice Date:	Invoice #:
8/18/2021	10210

Due Date:	9/17/2021
------------------	-----------

PLAN # 1024

Bill To:
Diana Katzenstein, Land Use Administrator Sparta Township Municipal Building 65 Main Street, NJ 07871

CC To: (Provided in accordance with 40:55D-53.2.c)
Diamond Chip Realty, LLC 33 Demarest Road Sparta, NJ 07871
For the CC'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620P015 33 Demarest Rd (B12008, L23) (E)

Date	Description	Hrs/Qty	Rate	Amount
7/7/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest Rd	1	160.00	160.00
7/8/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest Rd	1	160.00	160.00
7/12/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest	1	160.00	160.00
7/12/2021	Sr. Project Engineer John Cahillane - Traffic study	0.25	145.00	36.25
7/14/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest	1.5	160.00	240.00
7/16/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest	1.5	160.00	240.00
7/20/2021	Sr. Project Manager Dave Clark - Prep and attend video meeting regarding traffic and possible submission requirements	1.25	155.00	193.75
7/20/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest Rd	1	160.00	160.00
7/21/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest Rd	0.5	160.00	80.00
7/23/2021	Principal, Managing Partner Stan Puszczyk - 33 Demarest Rd	0.5	160.00	80.00

NOTE: Please make check payable to CP Engineers, LLC.

Phone #	Fax:	Project Manager
(973) 300-9003		John Cahillane

Total:	\$1,510.00
Payments/Credits:	\$0.00
Balance Due:	\$1,510.00



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	39614

CHECK NO.	121407
DATE	SEP 28 2021

SHIP TO	TOWNSHIP OF SPARTA Attention: Planning Board 65 Main Street Sparta, NJ 07871
	4070
VENDOR	Vogel, Chait, Collins and Schneider, PC 25 Lindsley Drive - Suite 200 Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF AUGUST 2021

0330156013001

5.25 hours Diamond Chip Realty #689 101241

\$175./hr \$918.75

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas P. Collins, Jr., Esq.	7/3/21
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		
			OFFICIAL POSITION		

2011-01-01 10:00 AM

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Page: 1
September 03, 2021
FILE : 15253-519
INVOICE 98916

Attn: Maureen Donnelly

DIAMOND CHIP REALTY #689

Fees

			Hours	
08/03/2021	TFC	Telephone conference with Mr. Puszcz' voice mail	0.25	
08/11/2021	TFC	Telephone conference with Stan Puszcz regarding concept meeting and status.	0.50	
08/12/2021	TFC	Review of e-mail and revised concept plan. Drafting of e-mail	0.50	
08/13/2021	TFC	Review of e-mail and concept plan. Drafting of e-mail	0.75	
08/16/2021	TFC	Review of e-mail and file. Drafting of e-mail	0.50	
08/23/2021	TFC	Review of e-mail and schedule. Review of concept plan.	0.50	
08/26/2021	TFC	Review of e-mail and drafting of e-mail. Meeting for technical review meeting at Stan Puszcz' office	2.25	
		CURRENT FEES:	5.25	918.75

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	5.25	\$175.00	\$918.75

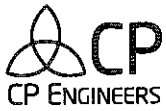
TOTAL BILLING AMOUNT: 918.75

PREVIOUS BALANCE \$568.75

Payments

08/30/2021 FEE PAYMENT RECEIVED - THANK YOU -568.75

TOTAL AMOUNT DUE: \$918.75



Invoice

CP Engineers, LLC
 11 Park Lake Road. Sparta, NJ 07871

Invoice Date:	Invoice #:
9/27/2021	10341
Due Date:	10/27/2021

Bill To:
Diana Katzenstein, Land Use Administrator Sparta Township Municipal Building 65 Main Street, NJ 07871

PLAN # 1024

CC To: (Provided in accordance with 40:55D-53.2.c)
Diamond Chip Realty, LLC 33 Demarest Road Sparta, NJ 07871

For the CC's Applicant: This is for information only. Do not send payment

	President
Signature	Title

Project: 620P015 33 Demarest Rd (B12008, L23) (E)

Date	Description	Hrs/Qty	Rate	Amount
8/16/2021	Principal, Managing Partner Stan Puszc - 33 Demarest Rd	1.5	160.00	240.00
8/24/2021	Principal, Managing Partner Stan Puszc - 33 Demarest	1	160.00	160.00
8/25/2021	Principal, Managing Partner Stan Puszc - 33 Demarest	2	160.00	320.00
8/25/2021	Sr. Project Manager Dave Clark - Prep and pre-application zoom meeting with applicant	1.5	155.00	232.50
8/31/2021	Principal, Managing Partner Stan Puszc - 33 Demarest rd	1	160.00	160.00

NOTE: Please make check payable to CP Engineers, LLC.

Phone #	Fax:	Project Manager
(973) 300-9003		John Cahillane

Total:	\$1,112.50
Payments/Credits:	\$0.00
Balance Due:	\$1,112.50

From: Diggan, Tony
To: "tcollins@vccslaw.com" <tcollins@vccslaw.com>, "dave.clark@cpengineers.com" <dave.clark@cpengineers.com>, "dsimmons@hpellow.com" <dsimmons@hpellow.com>, "katherineo@hccig.net" <katherineo@hccig.net>, "Diana.Katzenstein@spartanjanj.org" <Diana.Katzenstein@spartanjanj.org>, "Stan.puszczyk@cpengineers.com" <Stan.puszczyk@cpengineers.com>, "Ford, Michelle" <Michelle.Ford@kimley-horn.com>, Frank Hunkele <fhunkele@spartanedimix.com>, James Ford <fordo1@sbeglobal.net>, Matthew Taylor <mtaylor@fclbuilders.com>, "Steven P. Gouin" <SGouin@ghclaw.com>, Jens Riedel <jriedel@NSUWater.com>, Adam Stern <astern@NSUWater.com>, Mike Greene <mike@envirotactics.com>, "Gibson, Adam" <Adam.Gibson@kimley-horn.com>, "Juan, Lisa" <lisa.juan@kimley-horn.com>, "Liebeskind, Brian" <Brian.Liebeskind@kimley-horn.com>, "Root, Nikki" <Nikki.Root@kimley-horn.com>, "Wong, Katelyn" <Katelyn.Wong@kimley-horn.com>, Patrick Lyman <Pat@envirotactics.com>, "dmargulies@margulieshoelzli.com" <dmargulies@margulieshoelzli.com>, "mhoczlzi@margulieshoelzli.com" <mhoczlzi@margulieshoelzli.com>
Date: 8/25/2021
Time: 10:00 AM - 11:00 AM
Subject: Demarest Road Project Meeting
Place: <https://kimley-horn.zoom.us/j/94709010170?pwd=VjllZ2NyRS9CMC96UUpsOEI4SVNVZz09>
Attachments: rfc2445.ics

[https://st2.zoom.us/static/5.1.1229/jmagc/new/Zoom1.ogo_110_25.png]<https://zoom.us/>>

Hi there,
Michelle.ford@kimley-horn.com<mailto:Michelle.ford@kimley-horn.com> is inviting you to a scheduled Zoom meeting.
Join Zoom Meeting<<https://kimley-horn.zoom.us/j/94709010170?pwd=VjllZ2NyRS9CMC96UUpsOEI4SVNVZz09>>
One tap mobile:
US: +13126266799,,94709010170#<tel:+13126266799,,94709010170> or +19292056099,,94709010170#<tel:+19292056099,,94709010170>
Meeting URL:
<https://kimley-horn.zoom.us/j/94709010170?pwd=VjllZ2NyRS9CMC96UUpsOEI4SVNVZz09>
Meeting ID:
947 0901 0170
Passcode:
970432
Join by Telephone
For higher quality, dial a number based on your current location.
Dial:

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)
Meeting ID:
947 0901 0170
International numbers<<https://kimley-horn.zoom.us/u/adTCtEBA1j>>
Skype for Business (lync)
<https://kimley-horn.zoom.us/skype/94709010170>

From: Katherine Sarmad
To: David Simmons; Stan Puszcz; Thomas Collins; Dave Clark
Cc: Diana Katzenstein
Subject: Re: FCL Sparta - Site Plan Application
Date: Wednesday, August 11, 2021 3:24:09 PM
Attachments: image001.png

Stan,

I am available all days and times listed, except for 8/26.

Katherine

Katherine Sarmad (O'Kane), PP, AICP
Planner
Harbor Consultants
320 North Avenue E.
Cranford, New Jersey 07016
908-276-2715 x 131
katherinco@hcicg.net

From: David Simmons <dsimmons@hpellow.com>
Sent: Wednesday, August 11, 2021 2:21:09 PM
To: Stan Puszcz <stan.puszcz@cpengineers.com>; Thomas Collins <tcollins@vccslaw.com>; Dave Clark <dave.clark@cpengineers.com>; Katherine Sarmad <katherineo@hcicg.net>
Cc: Diana Katzenstein <Diana.Katzenstein@spartanj.org>
Subject: RE: FCL Sparta - Site Plan Application

8/11/2021

I am available all day on each of the days listed below.

David B. Simmons Jr. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Sparta Township Planning Board Engineers

From: Stan Puszcz <stan.puszcz@cpengineers.com>
Sent: Wednesday, August 11, 2021 2:13 PM
To: Thomas Collins <tcollins@vccslaw.com>; David Simmons <dsimmons@hpellow.com>; Dave Clark <dave.clark@cpengineers.com>; Katherine Sarmad <katherineo@hcicg.net>
Cc: Diana Katzenstein <Diana.Katzenstein@spartanj.org>
Subject: FW: FCL Sparta - Site Plan Application

Team:

Please advise your availability for another pre-app concept meeting under escrow.

8/24
8/26
9/3
9/7

Stan

Stanley G. Puszcz, P.E., BCEE, C.M.E.

President

CP ENGINEERS

11 Park Lake Road

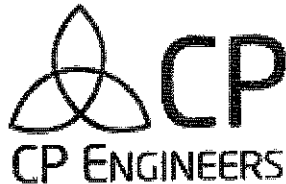
Sparta, New Jersey 07871

973-300-9003 ext. 115 (office)

973-479-1256 (cell)

www.cpengeers.com

Linked 



From: Steven P. Gouin <SGouin@ghclaw.com>

Sent: Friday, July 23, 2021 4 10 PM

To: Stan Puszcz <stan.puszcz@cpengineers.com>

Subject: FW: FCL Sparta - Site Plan Application

Stan, see below from our engineers on Frank's project. Can we schedule another informal meeting? We could do in-person or by zoom. We'd like to get a final take from you on it and then we will be submitting for preliminary site plan approval over the next few weeks. Hoping to incorporate any comments from you based on the attached in our initial submission.

Thanks, Steve

Giordano Halleran & Ciesla Attorneys at Law	Steven P. Gouin, Esq. website biography vcard Shareholder Real Estate, Land Use, & Redevelopment; Energy & Utilities; and Renewable Energy Practice Groups www.ghclaw.com Direct/Dial: (732) 219-5498 - F: (732) 224-6599 Cell: (973) 255-9449 125 Half Mile Road - Suite 300 - Red Bank, NJ 07701
---	---

From: Liebeskind, Brian [<mailto:Brian.Liebeskind@kimley-horn.com>]

Harbor Consultants Inc
320 North Avenue East
Cranford, NJ 07016
908-276-2715

[Handwritten signatures]

Township of Sparta
Attn: William Close, Township Manager
65 Main Street
Sparta, NJ 07871

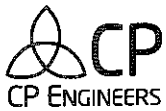
Invoice number 00580
Date 09/14/2021

Project 2021145 Sparta Board Planner

For Professional Services through August 31, 2021

**001 DEMAREST ROAD
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
08/25/2021			
Principal Planner			
Katherine F. Sarmad	2.00	150.00	300.00
<i>Demarest Road TRC Prep and Meeting</i>			
		Invoice total	<u>300.00</u>



Invoice

CP Engineers, LLC
 11 Park Lake Road. Sparta. NJ 07871

Invoice Date:	Invoice #:
9/30/2021	10464

Due Date:	10/30/2021
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PLAN # 1024

Bill To:
Diana Katzenstein, Land Use Administrator Sparta Township Municipal Building 65 Main Street, NJ 07871



CC To: (Provided in accordance with 40:55D-53.2.c)
Diamond Chip Realty, LLC 33 Demarest Road Sparta, NJ 07871
For the CC'd Applicant: This is for information only. Do not send payment

	President
Signature	Title

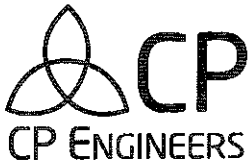
Project: 620P015 33 Demarest Rd (B12008, L23) (E)

Date	Description	Hrs/Qty	Rate	Amount
9/16/2021	Principal, Managing Partner Stan Puszc - 33 Demarest	2	160.00	320.00
9/20/2021	Sr. Project Engineer John Cahillane - Review of proximity of various utilities to subject property	0.5	145.00	72.50
9/20/2021	Sr. Project Manager Dave Clark - Utilities research review	0.25	155.00	38.75
9/21/2021	Sr. Project Engineer Meghan Burbank - existing utility research	0.25	145.00	36.25
9/21/2021	Sr. Project Engineer John Cahillane - Proximity review for various utilities to subject property	0.5	145.00	72.50
9/21/2021	Sr. Project Manager Dave Clark - Utilities information to applicant	0.25	155.00	38.75
9/22/2021	Principal, Managing Partner Stan Puszc - 33 Demarest Rd	2.5	160.00	400.00
9/28/2021	Sr. Project Manager Dave Clark - utility info.	0.5	155.00	77.50

NOTE: Please make check payable to CP Engineers, LLC.

Phone #	Fax:	Project Manager
(973) 300-9003		John Cahillane

Total:	\$1,056.25
Payments/Credits:	\$0.00
Balance Due:	\$1,056.25



CP Engineers
11 Park Lake Road
Sparta, NJ 07871

Sparta Township
65 Main Street
Sparta, NJ 07871
Diana Katzenstein

Invoice number 11109
Date 12/10/2021

Project **620P015 33 DEMAREST RD (B12008,
L23) (E)**

CC To:
Diamond Chip Reality, LLC
33 Demarest Road
Sparta, NJ 07871

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through October 31, 2021

Labor
Engineering Services

	Date	Hours	Rate	Billed Amount
Principal				
Stan Puszcz	10/07/2021	1.00	160.00	160.00
33 Demarest				

Invoice total **160.00**

Please make checks payable to CP Engineers, LLC

November 15, 2021

Diana Katzenstein
Township of Sparta
65 Main St.
Sparta, NJ 07871

RE: Preliminary Site Plan Application Submittal
Diamond Chip Logistics Park
33 Demarest Road
Township of Sparta, Sussex County, New Jersey

Dear Ms. Katzenstein:

Kimley-Horn and Associates, Inc. is pleased to submit our preliminary site plan application package for the subject property. This letter and associated documentation are provided for your office's review in furtherance of the required completeness review. The applicant is not requesting checklist waivers or variance relief. Please contact our office if your review determines otherwise.

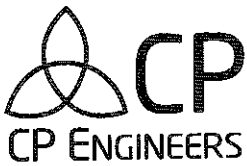
The applicant previously established a review escrow account and would like the Township to confirm application fees. Applicant will remit the applicable application fees upon receipt of confirmation from the Township.

Thank you for your time with and consideration of this matter. If any questions, concerns, or issues arise, please contact me via email or phone at tony.diggan@kimley-horn.com or 609-681-2434.

Sincerely,



Tony W. Diggan, P.E.
Associate



CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein



Invoice number 11195
 Date 12/16/2021

Project 620P015 33 DEMAREST RD (B12008,
 L23) (E)

CC To:
 Diamond Chip Reality, LLC
 33 Demarest Road
 Sparta, NJ 07871

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through November 30, 2021

Labor
 Engineering Services

	Date	Hours	Rate	Billed Amount
Principal				
Stan Puszcz	11/10/2021	2.00	160.00	320.00
33 Demarest	11/19/2021	1.00	160.00	160.00
Site Plan	11/24/2021	1.50	160.00	240.00
33 Demarest Rd	11/29/2021	1.50	160.00	240.00
33 Demarest	11/30/2021	2.00	160.00	320.00
33 Demarest				
Labor subtotal		8.00		1,280.00

Invoice total **1,280.00**

Please make checks payable to CP Engineers, LLC



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	40249

Req # 36043

CHECK NO. 188210
DATE DEC 23 2021

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

FROM	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF NOVEMBER 2021

2.00 hours Diamond Chip Realty #689 \$175./hr \$350;00 ✓

6336156851 601
01241 / 689

CLAIMANT'S CERTIFICATION AND DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X Thomas F. Collins, Jr., Esq. 12/3/21
 SIGNATURE OF PAYEE DATE
Planning Board Attorney
 OFFICIAL POSITION

MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE
	Approval by the Administrator	DATE	SIGNATURE
	Approval by the Chief Finance Officer	DATE 12/14/2021	SIGNATURE [Signature]
	Approved by the Township Manager	DATE	SIGNATURE

0 312323 SPOUTING PNEUMATIC

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

Page: 1
December 03, 2021
FILE : 15253-519
INVOICE 99541

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: DIANA KATZENSTEIN

DIAMOND CHIP REALTY #689

Fees

			Hours	
11/22/2021	TFC	Telephone conference with Stan Puszcz regarding application is filed and scheduling. Review of message and e-mail from Steve Gouin. Telephone conference with Mr. Gaouin's voice mail.	0.50	
11/23/2021	TFC	Review of status and telephone conference with client.	0.50	
11/24/2021	TFC	Review of file and status. Review of voice mail from Steve Gouin, Esq.	0.50	
11/29/2021	TFC	Telephone conference regarding application and plans. Review of file.	0.50	
		CURRENT FEES:	2.00	350.00

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	2.00	\$175.00	\$350.00

TOTAL BILLING AMOUNT: 350.00

TOTAL AMOUNT DUE: \$350.00



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871

TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	

CHECK NO.
DATE

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

VENDOR	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF DECEMBER 2021

2.75 hours Diamond Chip Realty #689 / 01249

\$175./hr \$481.25

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas F. Collins, Jr., Esq.	
			SIGNATURE OF PAYEE		1/4/22 DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: DIANA KATZENSTEIN

DIAMOND CHIP REALTY #689

Page: 1
January 04, 2022
FILE : 15253-519
INVOICE 99651

Fees

			Hours	
12/08/2021	TFC	Meeting with Board Secetary and review of file and plans	1.00	
12/20/2021	TFC	Review of file, application and plans	1.00	
12/22/2021	TFC	Review of file and plans. Review of voice mail from Steve Gouin, Esq. and telephone conference with Steve	0.75	
		CURRENT FEES:	2.75	481.25

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	2.75	\$175.00	\$481.25

TOTAL BILLING AMOUNT:	481.25
PREVIOUS BALANCE	\$350.00
TOTAL AMOUNT DUE:	\$831.25



CONSULTING ENGINEERS,
PLANNERS & LAND SURVEYORS

January 24, 2022

Invoice No: 74315

Invoice Total \$2,069.76

SPARTA TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
65 MAIN STREET
SPARTA, NJ 07871

PLEASE REMIT PAYMENT TO:
Harold E. Pellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone (973) 948-6463

Project 21-150 DIAMOND CHIP REALTY, LLC 33 DEMAREST RD, BL 12008 LOT 23
- SITE #689
DIAMOND CHIP REALTY, LLC
33 DEMAREST RD
SPARTA NJ 07871

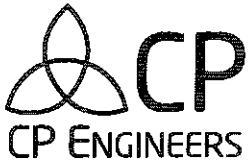
Professional Services for the Period: December 3, 2021 to December 30, 2021

Professional Personnel

		Hours	Rate	Amount
PREPARE REPORTS/MEMOS				
EKSTEEN, ALBERTUS	12/14/2021	2.50	95.25	238.13
DRAINAGE REVW/REPORT				
EKSTEEN, ALBERTUS	12/6/2021	4.00	95.25	381.00
EKSTEEN, ALBERTUS	12/8/2021	.50	95.25	47.63
EKSTEEN, ALBERTUS	12/9/2021	3.00	95.25	285.75
EKSTEEN, ALBERTUS	12/10/2021	4.00	95.25	381.00
EKSTEEN, ALBERTUS	12/13/2021	5.00	95.25	476.25
SIMMONS, JR., DAVID	12/3/2021	1.50	130.00	195.00
SIMMONS, JR., DAVID	12/10/2021	.50	130.00	65.00
Totals		21.00		2,069.76
Total Labor				2,069.76
Total Project Invoice Amount				<u><u>\$2,069.76</u></u>

Billing Summary

	Current	Prior	Total	A/R Balance
Prof. Services	2,069.76	357.50	2,427.26	
Totals	2,069.76	357.50	2,427.26	2,069.76



CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871
 973-300-9003

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein

Invoice number 11314
 Date 01/19/2022

Project **620P015 33 DEMAREST RD (B12008, L23) (E)**

CC To:
 Diamond Chip Reality, LLC
 33 Demarest Road
 Sparta, NJ 07871

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through December 31, 2021

Labor

Engineering Services

	Date	Hours	Rate	Billed Amount
Engineering Technician Ariel Capwell				
<i>Initial application review</i>	12/09/2021	1.50	95.00	142.50
<i>Site plan review, traffic impact review, environmental impact review</i>	12/10/2021	8.00	95.00	760.00
<i>Plan review and memo</i>	12/13/2021	7.50	95.00	712.50
<i>Pan review and memo</i>	12/15/2021	6.00	95.00	570.00
<i>Memo review</i>	12/22/2021	0.50	95.00	47.50
Principal Stan Puszc				
<i>33 Demarest</i>	12/14/2021	2.50	160.00	400.00
Sr. Project Engineer John Cahillane				
<i>Receipt and initial review of Board application</i>	12/09/2021	0.50	145.00	72.50
Sr. Project Manager Dave Clark				
	12/09/2021	0.75	155.00	116.25

We thank you for your business

Invoice number 11314

Invoice date 01/19/2022

Labor

Engineering Services

	Date	Hours	Rate	Billed Amount
Sr. Project Manager				
Dave Clark				
<i>Plan review and coord. with staff</i>				
	12/10/2021	0.50	155.00	77.50
<i>Project review</i>				
	12/13/2021	0.50	155.00	77.50
<i>Plan review for PB memo</i>				
	12/15/2021	0.50	155.00	77.50
<i>Plan review</i>				
Labor subtotal		<u>28.75</u>		<u>3,053.75</u>
			Invoice total	3,053.75

Please make checks payable to CP Engineers, LLC

David Simmons

From: Diggan, Tony <Tony.Diggan@kimley-horn.com> on behalf of Diggan, Tony
Sent: Tuesday, January 04, 2022 11:52 AM
To: dsimmons@hpellow.com
Subject: Diamond Chip Industrial Park - 1/19 Hearing Scheduled

David,

Happy New Year! Given recent events, I hope this finds you and yours healthy!

Any questions thus far on our application? If you haven't been able to get started on the review, do you have an idea if we'll be seeing any comments before the hearing date?

Best,
Tony

Kimley»Horn

Tony W. Diggan, P.E. (NJ, NY, PA)

Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540

Office: 609.681.2434 | Cell: 609.947.2732

"I love it when a plan comes together" - Colonel John "Hannibal" Smith

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TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871

TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	

CHECK NO.
DATE

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

VENDOR	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF JANUARY 2022

4.50 hours Diamond Chip Realty #689 / 01244 \$175./hr \$787.50

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X Thomas P. Collins, Jr., Esq.
			SIGNATURE OF PAYEE 2/3/22 DATE
		Planning Board Attorney OFFICIAL POSITION	
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE 3/16/2022	SIGNATURE <i>[Signature]</i>
	Approval by the Administrator	DATE	SIGNATURE
	Approval by the Chief Finance Officer	DATE	SIGNATURE
	Approved by the Township Manager	DATE	SIGNATURE

1277-11-0

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Page: 1
February 03, 2022
FILE : 15253-519
INVOICE 99893

Attn: DIANA KATZENSTEIN

DIAMOND CHIP REALTY #689

Fees

			Hours	
01/07/2022	TFC	Telephone conference with Stan Puszczyk regarding Water Department and need to postpone. Telephone conference with Steve Gouin regarding postponement and extension.	1.00	
01/11/2022	TFC	Review of file and drafting of e-mail	0.50	
01/12/2022	TFC	Review of file. Drafting of e-mail to Steve Gouin, Esq. Drafting of e-mail to Board staff and professionals. Telephone conference with Stan Puszczyk	1.00	
01/13/2022	TFC	Telephone conference with Board Secretary regarding agenda and carrying notice to March 2, 2022	0.50	
01/20/2022	TFC	Review of voice mail. Telephone conference with Steve Gouin. Telephone conference with Engineer. Review of plans and file.	1.00	
01/26/2022	TFC	Review of plans and file.	0.50	
		CURRENT FEES:	4.50	787.50

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	4.50	\$175.00	\$787.50

TOTAL BILLING AMOUNT:	787.50
PREVIOUS BALANCE	\$831.25

Payments

01/10/2022 FEE PAYMENT RECEIVED - THANK YOU	-350.00
TOTAL AMOUNT DUE:	\$1,268.75



CONSULTING ENGINEERS,
PLANNERS & LAND SURVEYORS

February 28, 2022

Invoice No: 74468

Invoice Total \$1,716.25

SPARTA TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
65 MAIN STREET
SPARTA, NJ 07871

PLEASE REMIT PAYMENT TO:
Harold E. Fellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone (973) 948-6463

Project 21-150

DIAMOND CHIP REALTY, LLC 33 DEMAREST RD, BL 12008 LOT 23
- SITE #689

DIAMOND CHIP REALTY, LLC

33 DEMAREST RD

SPARTA NJ 07871

Professional Services for the Period: December 31, 2021 to January 27, 2022

Professional Personnel

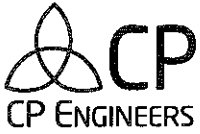
		Hours	Rate	Amount
PB/ZBA REPORTS/MEMOS				
COOK, MARIRUTH	1/11/2022	1.50	70.00	105.00
(DBSJR) PB - Memo based on a review of the documents submitted and an on-site inspection.				
APPLICATION & PLAN REVIEW				
MORRIS, MATTHEW	1/11/2022	1.00	104.50	104.50
MORRIS, MATTHEW	1/12/2022	1.50	104.50	156.75
SIMMONS, JR., DAVID	1/10/2022	4.00	135.00	540.00
SIMMONS, JR., DAVID	1/11/2022	4.00	135.00	540.00
SIMMONS, JR., DAVID	1/12/2022	2.00	135.00	270.00
Totals		14.00		1,716.25
Total Labor				1,716.25
Total Project Invoice Amount				<u><u>\$1,716.25</u></u>

Billing Summary

	Current	Prior	Total	A/R Balance
Prof. Services	1,716.25	2,427.26	4,143.51	
Totals	1,716.25	2,427.26	4,143.51	3,786.01

Outstanding Invoices

Number	Date	Balance
74315	1/24/2022	2,069.76
Total		2,069.76



CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871
 973-300-9003

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein

Invoice number 11445
 Date 02/15/2022

Project 620P015 33 DEMAREST RD (B12008,
 L23) (E)

CC To:
 Diamond Chip Reality, LLC
 33 Demarest Road
 Sparta, NJ 07871

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through January 31, 2022

Labor
 Engineering Services

	Date	Hours	Rate	Billed Amount
Sr. Principal				
Stan Puszcz				
	01/05/2022	1.50	196.00	294.00
Site Plan review - Water				
	01/06/2022	1.00	196.00	196.00
Site Plan Review - water				
	01/07/2022	2.50	196.00	490.00
Site Plan review Water				
	01/11/2022	2.50	196.00	490.00
Site Plan Appl				
	01/12/2022	2.50	196.00	490.00
Site Plan				
	01/13/2022	3.50	196.00	686.00
Sie plan Appl				
	01/17/2022	2.50	196.00	490.00
33 Demarest				
	01/18/2022	2.00	196.00	392.00
33 Demarest				
	01/21/2022	1.50	196.00	294.00
33 Demarest				
	01/24/2022	1.50	196.00	294.00
33 Demarest - Site Plan Review				
	01/26/2022	2.50	196.00	490.00

We thank you for your business

Invoice number 11445

Invoice date 02/15/2022

Sent from my iPhone

Begin forwarded message:

From: "Steven P. Gouin" <SGouin@ghclaw.com>
Date: February 1, 2022 at 10:45:50 AM EST
To: Diana Katzenstein <Diana.Katzenstein@spartanj.org>
Cc: stan.puszczyk@cpengineers.com; tcollins@vccslaw.com
Subject: RE: Diamond Chip Realty, LLC, Block 120008, Lot 23/Planning Board Application #689--Confirmation of Carried Hearing Date/Extension of Time

<!--[if mso 9]--> <!--[endif]-->

Hi all, I know we are scheduled for public hearing on March 2. When can we expect review letters? We would like to have time to address any issues raised in advance of the hearing. It is a short month, so we really do not have that much time.

<u>Giordano</u> <u>Halleran &</u> <u>Ciesla</u> Attorneys at Law	Steven P. Gouin, Esq. website biography vcad Shareholder Real Estate, Land Use, & Redevelopment; Energy & Utilities; and Renewable Energy Practice Groups www.ghclaw.com Direct Dial: (732) 219-5498 • F: (732) 224-6599 Cell: (973) 255-9449 125 Half Mile Road • Suite 300 • Red Bank, NJ 07701
--	--

From: Diana Katzenstein [<mailto:Diana.Katzenstein@spartanj.org>]
Sent: Thursday, January 13, 2022 10:46 AM
To: Audrey Palmieri <apalmieri@ghclaw.com>
Cc: stan.puszczyk@cpengineers.com; Steven P. Gouin <SGouin@ghclaw.com>;
Tony.Diggan@kimley-horn.com; fhunkele@spartaredimix.com; tcollins@vccslaw.com
Subject: Re: Diamond Chip Realty, LLC, Block 120008, Lot 23/Planning Board Application #689--Confirmation of Carried Hearing Date/Extension of Time
Good morning and thank you for your email!

Diana Katzenstein
Planning/Zoning Board Secretary
Sparta Township
(973) 729-8093

CONFIDENTIALITY NOTICE: This electronic message contains information from the Township of Sparta, New Jersey. This email and any files attached may contain confidential information that is legally privileged. If you are not the intended recipient or a person/firm responsible for delivering it, you are hereby notified that any disclosure, copying, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this transmission in error, please forward same to sender and destroy the original transmission and its attachments without reading or saving it in any manner. Thank you.

>>> Audrey Palmieri <apalmieri@ghclaw.com> 1/13/2022 10:35 AM >>>

Sent on behalf of Steven P. Gouin, Esq.

Attached please find a letter with regards to the above referenced.

Thank you.

Audrey Palmieri

<u>Giordano</u> <u>Halleran &</u> <u>Ciesla</u>	Audrey Palmieri www.ghclaw.com P: (732) 741-3900 • F: (732) 224-6599 125 Half Mile Road • Suite 300 • Red Bank, NJ 07701-6777	website
--	--	-------------------------

David Simmons

From: Mariruth Cook <mcook@hpellow.com> on behalf of Mariruth Cook
Sent: Wednesday, February 09, 2022 8:11 AM
To: Diana Katzenstein
Cc: tcollins@vccslaw.com; Katherine Sarmad; Steve Gouin; Tony Diggan; Laurie Ford; David Simmons
Subject: Sparta PB Application #689 - Site Plan for Diamond Chip Logistics Park
Attachments: Simmons to Sparta PB 02.09.2022 RE Applic. #689 for Diamond Chip Logistics Park.pdf

Diana,

On behalf of David B. Simmons, Jr., P.E., L.S., P.P., C.M.E., attached please find his February 9, 2022 memo to the Sparta Township Planning Board in regard to the above-referenced application. Please distribute accordingly. Thank you.

Regards,

Mariruth A. Cook
Executive Secretary
Harold E. Pellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone: 973.948.6463, Ext. 200
Fax: 973.948.2916
mcook@hpellow.com
www.hpellow.com



GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

STEVEN P. GOUIN, ESQ.
SHAREHOLDER
ALSO ADMITTED TO PRACTICE IN NY
SGOUIN@GHCLAW.COM
DIRECT DIAL (732) 219-5498

(732) 741-3900
FAX: (732) 224-6599

www.ghclaw.com

January 12, 2022

Client/Matter No. 22236/1

VIA REGULAR MAIL AND EMAIL

Diana Katzenstein, Secretary
Sparta Township Planning Board
65 Main Street
Sparta, NJ 07871
(Diana.Katzenstein@spartanj.org)

**Re: Diamond Chip Realty, LLC (the "Applicant")
Block 120008, Lot 23 /Planning Board Application #689
Confirmation of Carried Hearing Date / Extension of Time**

Dear Ms. Katzenstein:

As you are aware, this firm represents the Applicant in the above-referenced matter. The Applicant was previously scheduled and did notice for the Board's January 19, 2022 meeting. The Applicant understands that the Board will take jurisdiction of the application on January 19, 2022, but will carry the application to March 2, 2022 to allow more time for Board staff and internal Township agency reviews.

Given that the Board's consideration of the application will be carried, on the record, to a date certain, the Applicant does not anticipate re-noticing. However, to the extent the March 2nd meeting is in-person, or if the call-in or virtual meeting information changes between now and March 2nd, the Applicant will be required to renotice. If any of those circumstances should come to pass, please let me know immediately so that I can make the necessary arrangements.

Finally, to the extent required, the Applicant hereby consents to an extension of time for the Board to act on the application through April 2022 to allow for a hearing in March and potential Board resolution in April.

GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW


Diana Katzenstein, Secretary

January 12, 2022

Page 2

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Gouin', written in a cursive style.

STEVEN P. GOUIN

SPG/smf

cc: Diamond Chip Realty, LLC (via email)
Thomas F. Collins, Jr., Esq. (via email)
Stan Puszcz (via email)

DOCS #5477571-V2



HAROLD E. PELLOW & ASSOCIATES, INC.
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
Established 1969

HAROLD E. PELLOW, *PRESIDENT*
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ANN PELLOW WAGNER
NJ - C.L.A., VA - C.L.A., PA - C.L.A.
(SC981 - 71719)

DAVID B. SIMMONS, JR., *VICE PRESIDENT*
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NY - P.E. & L.S., PA - P.E. & L.S.

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MATTHEW J. MORRIS
NJ - L.L.A., NJ - P.P.

THOMAS G. KNUTELSKY, *ASSOCIATE*
NJ - P.E., NJ - P.P.

February 9, 2022

MEMORANDUM TO: Sparta Township Planning Board

FROM: David B. Simmons, Jr., P.E., L.S., C.M.E.

SUBJECT: Application #689 -- Site Plan for Diamond Chip Logistics Park
Block 12008, Tax Lot 23
Located at 33 Demarest Road
Sparta Township, Sussex County
HPA No. 21-150

Dear Board Members:

The site plan proposal before the Board proposes the following:

1. The existing concrete manufacturing facility will be discontinued.
2. A 506,880 SF warehouse will be constructed.
3. A 373,600 SF warehouse will be constructed.
4. A railroad spur will be extended into the subject property and run adjacent to the 373,600 SF warehouse.
5. Three hundred and seven (307) parking spaces will be constructed.
6. One hundred and nineteen (119) parking spaces will be designed but "banked" for future use.
7. A new on-site sewerage treatment plant and septic field will be constructed.
8. Stormwater management basins will be constructed.

Based on a review of the documents submitted and an on-site inspection, I have the following comments:

1. The plans and documents reviewed are as follows:

a. Site Plan prepared by Kimley Horn, consisting of the following 35 sheets:

Sheet No.	Title	Latest Revision Date
C-000	Cover Sheet	11/15/2021
C-010	General Notes and Property Owners List	11/15/2021
C-200	Existing Conditions & Demolition Plan	11/15/2021
C-300	Overall Soil Erosion and Sediment Control Plan	11/15/2021
C-310	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-320	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-330	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-340	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-350	SESC Notes and Details	11/15/2021
C-400	Overall Site Plan	11/15/2021
C-410	Partial Site Plan 1 of 4	11/15/2021
C-420	Partial Site Plan 2 of 4	11/15/2021
C-430	Partial Site Plan 3 of 4	11/15/2021
C-440	Partial Site Plan 4 of 4	11/15/2021
C-450	Site Details Sheet 1 of 2	11/15/2021
C-460	Site Details Sheet 2 of 2	11/15/2021
C-480	WB-67 Truck Circulation Plan	11/15/2021
C-490	Firetruck Circulation Plan	11/15/2021
C-500	Overall Grading and Drainage Plan	11/15/2021
C-510	Grading and Drainage Partial Plan 1 of 4	11/15/2021
C-520	Grading and Drainage Partial Plan 2 of 4	11/15/2021
C-530	Grading and Drainage Partial Plan 3 of 4	11/15/2021
C-540	Grading and Drainage Partial Plan 4 of 4	11/15/2021
C-550	Grading and Drainage Details	11/15/2021
C-600	Utility Plan	11/15/2021
C-650	Utility Details	11/15/2021
C-700	Lighting Plan	11/15/2021
C-750	Lighting Details	11/15/2021
C-800	Landscape Plan	11/15/2021
C-810	Landscape Partial Plan (1 of 4)	11/15/2021
C-820	Landscape Partial Plan (2 of 4)	11/15/2021
C-830	Landscape Partial Plan (3 of 4)	11/15/2021
C-840	Landscape Partial Plan (4 of 4)	11/15/2021
C-850	Landscape Schedules and Lists	11/15/2021
C-860	Landscape Notes and Details	11/15/2021

b. Architectural Plans by Margulies Hoelzli Architecture, consisting of the following nine (9) sheets:

Sheet No.	Title	Latest Revision Date
A-001	Title Sheet	Undated
A-002	Aerial View	Undated
A-003	Ground View	Undated
A-004	Site Plan	Undated
A-100	Building A Floor Plan	Undated

Sparta Township Planning Board
 RE: Application #689 – Site Plan for Diamond Chip Logistics Park
 February 9, 2022

Sheet No.	Title	Latest Revision Date
A-110	Building B Floor Plan	Undated
A-201	Building A Elevations	Undated
A-202	Building B Elevations	Undated
A-301	Building Sections	Undated

- c. Stormwater Management Report prepared by Kimley Horn, dated June 30, 2021, revised November 11, 2021.
- d. Boundary & Topographic Survey prepared by Control Point Associates, Inc., consisting of seven (7) sheets, last revised June 28, 2021.
- e. Environmental Impact Statement prepared by Envirotactics, dated November 2021.
- f. Traffic Impact Study prepared by Kimley Horn, dated August 2021.

2. **ZONING**

- a. The subject property is located in the Economic Development ED Zone and is subject to the following bulk requirements:

ED Zone Requirement	Required	Proposed
Lot Area	80,000 SF min.	2,963,756 SF
Side Yard – Building/Parking	30/25 ft. min.	104 ft./54 ft.
Front Yard – Building/Parking	100/50 ft. min.	216 ft./52 ft.
Rear Yard – Building/Parking	50/25 ft. min.	329 ft./503 ft.
Maximum Impervious Coverage	65% max.	54.0%
Maximum Building Height	56 ft. max.	<56 ft.
Maximum Building Coverage	45%	29.7%
Maximum Building Area Coverage	45%	24.3%

- b. The Zoning Chart indicates the proposed use is warehouse/storage. The architectural plans indicate the buildings are for manufacturing/logistics. Applicant to clarify the proposed use.

3. **SITE PLAN**

- a. At the intersection of Demarest Road and Prices Lane, a sight triangle easement should be reserved over the westerly corner of the subject property and be conveyed to the Township.
- b. A sight triangle easement is shown on Demarest Road on Block 12002 Tax Lot 13, in order to provide sufficient sight distance from the proposed northerly access drive looking to the south. The Applicant will have to obtain this easement from the owner of Lot 13, North Jersey Properties, LLC.

- c. Site Note #13 on Sheet C-400 refers to standard duty and heavy duty asphalt pavement in various areas. The pavement box for each pavement type must still be provided and be reviewed.
- d. The site plan shows directional arrows to maintain a certain traffic flow around the two proposed buildings. Additional on-site directional signage will be needed to help guide tractor-trailers in the correct direction and loading docks.
- e. Structural calculations by a New Jersey licensed professional engineer for the proposed retaining wall on the southerly end of the site to be provided.
- f. A portion of the proposed fire access lane crosses through the conservation easement. Applicant to address.
- g. The proposed fire access lane crosses over the proposed railroad spur extension. Any signing or safeguards required by the railroad to be provided.
- h. Section 18-5.3.n.5 limits retaining wall height to 4 feet. The proposed retaining wall is about 21 feet \pm high in locations.
- i. Sheet C-200, Demolition Note 5 -- I believe "Independence Drive" and "Constitution Avenue" should be "Demarest Road".
- j. The boundary survey provided shows an 84 SF overlap of the subject property with adjacent Block 12008, Tax Lot 9, which is owned by the Township of Sparta. I recommend that the Applicant quit claim deed the overlap area to Sparta Township to rectify the overlap.
- k. The boundary survey also shows an apparent gore area between the subject property and Block 12008, Tax Lots 5 through 9. The apparent gore varies in width from 0 feet to approximately 25 feet \pm (scaled). The Applicant to address how this area can be corrected, i.e., by deeding their rights to the gore area to the neighboring properties.

4. **PARKING**

The Applicant indicates there will be 120 employees, and a requirement for 120 parking spaces.

By my count, the plan proposes 306 parking spaces to be provided at this time. (Plan indicates 307.)

An area to the west of Building "B" is shown as future banked parking and includes 119 additional parking spaces.

5. STORMWATER MANAGEMENT

- a. The proposed application meets the definition of a “Major Development” and is therefore subject to meeting the current Sparta Township stormwater ordinance, and NJDEP stormwater requirements (effective March 2, 2021). The design of the proposed stormwater management facility must adequately address three main criteria, which include water quantity reductions, water quality treatment, and groundwater recharge. In addition to these three requirements are the green infrastructure design criteria that have to be incorporated into the design. The proposed development, which spans over ± 60 acres, consists of two (2) separate points of analysis to compare pre-development and post-development conditions. The water quantity reductions are being addressed by utilizing a large above-ground bioretention basin. The groundwater recharge requirement is handled by proposed dry wells that infiltrate runoff back into the soil. Runoff is conveyed through multiple stormwater systems ranging from 18" HDPE to 48" HDPE.

b. Water Quantity

Water quantity reductions for the various design storms have been satisfactorily met. However, the proposed bioretention basin is designed to be a Class IV dam, and requires NJDEP certification and approval.

The following items need to be addressed:

- i. It is unclear where the 450-foot long weir at elevation 590.65 is and how it should operate. The Applicant's engineer to provide clarification.
- ii. In addition to the “On Site Soil Testing” provided in Appendix I of the stormwater management report, the testing of permeability rates for all of the dry well locations must be consistent with procedures as outlined in Chapter 12 – “Soil Testing Criteria” of the NJDEP BMP manual.
- iii. An analysis of the separation distance between the bottom layer of the bioretention basin and the seasonal high-water table (SHWT) to be submitted for review.

c. Water Quality

The proposed design is not subject to the water quality required 80% TSS removal rate, because the proposed development does not increase one-quarter acre or more of regulated Motor Vehicle Service area.

d. Groundwater Recharge

The recharge requirement has been satisfactorily addressed. Recharge occurs through the proposed dry wells.

- e. A maintenance manual prepared in accordance with Chapter 8 of the NJDEP Best Practice Manual to be submitted. This document shall be recorded as per NJAC 7:8-5.8(d), upon review and approval.
- f. Grate efficiency and capacity calculations of the proposed catch basins to be submitted for review.
- g. Paved access drives that are no steeper than 15% must be provided for each of the two basins for monitoring and maintenance purposes.
- h. As per the storm sewer conduit table, several pipes are undersized to handle the 25-year design storm. The Applicant's engineer to verify and make revisions where necessary. Sizing calculations (100-year storm) to be provided for the discharge pipe from the bioretention basin.

6. **LIGHTING PLAN**

- a. The hours of illumination for the proposed lighting to be shown on the plan, along with any lights to be left on for security purposes.
- b. The wall-mounted fixtures on the easterly side of Building "A" may not be effective as shown because of the canopy over the rail loading platform. Applicant to confirm the height and location of the building lights on the "Wall Sections at Mobile Railroad Dock".

7. **UTILITIES**

a. **Water**

- i. The proposed buildings will be connected to the Township water system.
- ii. The size of the water service lines and fire protection lines to be reviewed and approved by the Sparta Township Water Department and Construction Official.
- iii. Applicant to confirm adequate water volume and pressure are available for the proposed site for domestic use and fire protection.

b. **Sanitary Sewer**

- i. The proposed buildings will be connected to a new septic system.
- ii. I note that a sanitary sewer line from the two offices on the southerly end of Buildings A and B is shown connecting to a sanitary pump house, and then running to a 90' x 30' septic disposal field. There is no sanitary connection shown on Sheet C-600 to the two offices at the northerly end of Buildings A and B. Applicant to explain how the northerly offices will be handled with regards to sanitary sewer.

- iii. There is a 2.41 acre septic field area to the west of proposed Building B. Applicant to review the proposed septic in this area with the Board.

8. LANDSCAPE PLAN

- a. Per Section 18-5.3o.1(d), a percent of the site equal to a minimum of 30% of all impervious surfaces shall be dedicated to plant mass areas. The Bulk Landscape Requirements table states that this has been met. However, I believe that the Applicant is taking credit for existing off-site forested area, and a design waiver is required for not meeting this requirement.
- b. Per Section 18-5.3o.3(a), the Applicant must provide a 5-foot-wide landscape buffer between the parking lot and the property lines that consists of a mixture of shrubs and trees, both deciduous and evergreen. The Applicant has requested that existing forest area along the property line be credited for this buffer, as well as augmenting the buffer in specific areas with the required plantings as shown on the plan. I believe that both are adequate to meet this requirement.
- c. Per Section 18-5.3o.3(b), the Applicant must provide a 10-foot-wide landscape buffer for any parking area in the front yard. The Applicant has requested the existing forest area in the front yard be credited for this buffer as well as augmenting the buffer in specific areas with the required plantings as shown on the plan. I believe that the forest area along Demarest Road is adequate to be credited. However, there is a gap to the north of the existing forested area and the proposed buffer planting that needs to be filled with the specified plantings.

9. ARCHITECTURAL PLANS

- a. The Applicant should review the proposed building materials, colors, etc. with the Board.
- b. The location and number of HVAC units for the buildings to be shown.
- c. The application package describes the proposed buildings as “warehouses”. However, the architectural plans label the buildings for “Manufacturing/Logistics”. The Applicant to clarify the uses for the buildings.
- d. Are any generators (or generator) needed to support the proposed buildings? If so, where will they be located?

10. SIGNS

- a. Two (2) freestanding monument signs are proposed at each entrance off of Demarest Road. Section 18-5.3.m.8(a) allows one (1) freestanding sign.
- b. The offset from the right-of-way line of Demarest Road to be provided. The minimum setback requirement is 25 feet.

- c. I note that the area of the sign lettering on each of the proposed monument signs is approximately 36 SF on each side, for a total of 72 SF. Section 18-5.3.m.8(b) allows a total maximum area of all signs of 100 SF.
- d. The monument signs are not shown to be illuminated. Applicant to confirm.
- e. No signage has been shown on the proposed buildings. Applicant to advise if any façade signage is proposed.
- f. Details of the sign footings to be reviewed by the Township Construction Official.

11. ENVIRONMENTAL IMPACT

- a. Applicant to describe the types of materials to be placed in the proposed buildings. Since the subject property is located in the wellhead protection area, hazardous materials should not be placed in the buildings or be located on the subject property.
- b. Sound levels for the proposed buildings to be calculated and the impact on the surrounding properties shown.

12. TRAFFIC REPORT

- a. The major intersections that will be impacted by the proposed traffic from the facility are Route 15 with Houses Corner Road and Route 15 with Wilson Drive/White Lake Road, both of which are signalized.
- b. The NJDOT has timed the two Route 15 traffic signals to provide as much time as possible to Route 15 traffic, in order to maximize capacity of Route 15 traffic.
- c. During PM peak hours, and in particular Friday peak periods, the intersections will operate at Level of Service F.
- d. The traffic study has analyzed the traffic build-out for the Year 2023. There was no other projection provided for future years.
- e. The Applicant should explain their proposed hours of operation and shift distribution to the Board, and how this will factor into the impact of the development traffic on the intersections.

13. CONSTRUCTION DETAILS

- a. Stability calculations signed and sealed by a licensed New Jersey professional engineer for the proposed retaining walls to be provided.
- b. The pavement section for the site has not been completed. Proposed pavement thickness to be provided.

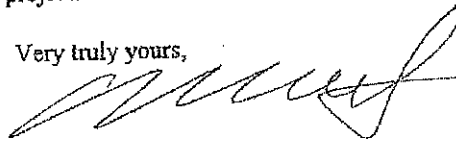
Sparta Township Planning Board
RE: Application #689 – Site Plan for Diamond Chip Logistics Park
February 9, 2022

- c. The light pole foundation detail is stamped "Preliminary". Final details to be provided for review.
- d. Water system details to be reviewed by the Township Water Department. I note, however, that Note #5 on Sheet C-650 calls for 130 psi test pressure, and I believe the Township's normal test pressure is 200 psi.
- e. Detail #7 on Sheet C-550 to be relabeled as a "dry well" detail.

14. MISCELLANEOUS

- a. Approvals are needed from the following:
 - i. Sussex County Planning Board – Site plan.
 - ii. Sparta Township Fire Prevention Bureau – Fire protection.
 - iii. Upper Delaware Conservation District – Soil erosion permit.
 - iv. Sparta Township Construction Official – Building and ADA requirements, signs.
 - v. Sparta Township – Land Disturbance Permit.
 - vi. Sparta Water & Sewer Department – Water service.
 - vii. Sussex County Health Department – Septic system.
 - viii. NJDEP – Wetlands and flood hazard, conservation easement.
 - ix. NYS&W Railroad – Proposed siding.
 - x. NJDEP – Dam Safety section.
- b. An as-built plan to be prepared by the Applicant's New Jersey licensed land surveyor upon completion of the project.

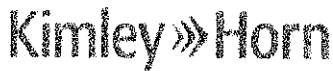
Very truly yours,



David B. Simmons, Jr., P.E., L.S., C.M.E.
HAROLD E. PELLOW & ASSOCIATES, INC.
Sparta Township Planning Board Engineer

DBS:mbc
K:\PROJECTS\MUNICIPAL\SPARTA\PB21-150 - DIAMOND CHIP REALTY, LLC\PB1.DOC

cc: VIA E-MAIL
Diana Katzenstein, Sparta Township Land Use Administrator (& USPS 1st Class Mail)
Thomas Collins, Esq., Sparta Township Planning Board Attorney
Katherine Sarmad, P.P., AICP, Sparta Township Planning Board Planner
Steven Gouin, Esq.
Tony Diggan, P.E.



112256000 - FCI - Sparta

February 9, 2022

David B. Simmons, Jr., P.E., L.S., C.M.E.
Harold E. Pellows & Associates, Inc.
17 Plains Rd, Augusta, NJ 07822

**RE: Application #689 — Site Plan for Diamond Chip Logistics Park
Block 12008, Tax Lot 23
Located at 33 Demarest Road
Sparta Township, Sussex County HPA No. 21-150**

Dear Mr. Simmons:

We are in receipt of your **Sparta Township Planning Board memo** dated **February 9, 2022** and prepared by the **Sparta Township Planning Board Engineer** regarding the above referenced project. Our office offers the following responses (*in bold*) to the staff review comments:

1. The plans and documents reviewed are as follows:
 - a. Site Plan prepared by Kimley Horn, consisting of the following 35 sheets:

Sheet No.	Title	Latest Revision Date
C-000	Cover Sheet	11/15/2021
C-010	General Notes and Pro e Owners List	11/15/2021
C-200	Existing Conditions & Demolition Plan	11/15/2021
C-300	Overall Soil Erosion and Sediment Control Plan	11/15/2021
C-310	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-320	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-330	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-340	Soil Erosion and Sediment Control Partial Plan	11/15/2021
C-350	SFSC Notes and Details	11/15/2021
C-400	Overall Site Plan	11/15/2021
C-410	Partial Site Plan 1 of 4	11/15/2021
C-420	Partial Site Plan 2 of 4	11/15/2021
C-430	Partial Site Plan 3 of 4	11/15/2021
C-440	Partial Site Plan 4 of 4	11/15/2021
C-450	Site Details Sheet 1 of 2	11/15/2021
C-460	Site Details Sheet 2 of 2	11/15/2021
C-480	WB-67 Truck Circulation Plan	11/15/2021
C-490	Firetruck Circulation Plan	11/15/2021

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C-500	Overall Grading and Drainage Plan	11/15/2021
C-510	Grading and Drainage Partial Plan 1 of 4	11/15/2021
C-520	Grading and Drainage Partial Plan 2 of 4	11/15/2021
C-530	Grading and Drainage Partial Plan 3 of 4	11/15/2021
C-540	Grading and Drainage Partial Plan 4 of 4	11/15/2021
C-550	Grading and Drainage Details	11/15/2021
C-600	Utility Plan	11/15/2021
C-650	Utility Details	11/15/2021
C-700	Lighting Plan	11/15/2021
C-750	Lighting Details	11/15/2021
C-800	Landscape Plan	11/15/2021
C-810	Landscape Plan Partial Plan 1 of 4	11/15/2021
C-820	Landscape Plan Partial Plan 2 of 4	11/15/2021
C-830	Landscape Plan Partial Plan 3 of 4	11/15/2021
C-840	Landscape Plan Partial Plan 4 of 4	11/15/2021
C-850	Landscape Schedules and Lists	11/15/2021
C-860	Landscape Notes and Details	11/15/2021

- b. Architectural Plans by Margulies Hoelzli Architecture, consisting of the following nine (9) sheets:

Sheet No.	Title	Latest Revision Date
A-001	Title Sheet	Undated
A-002	Aerial View	Undated
A-003	Ground View	Undated
A-004	Site Plan	Undated
A-100	Building A Floor Plan	Undated
A-10	Building B Floor Plan	Undated
A-201	Building A Elevations	Undated
A-202	Building B Elevations	Undated
A-301	Building Sections	Undated

- c. Stormwater Management Report prepared by Kimley Horn, dated June 30, 2021, revised November 11, 2021.

➤ **RESPONSE: Comment Acknowledged.**

- d. Boundary & Topographic Survey prepared by Control Point Associates, Inc., consisting of seven (7) sheets, last revised June 28, 2021.

➤ **RESPONSE: Comment Acknowledged.**

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- e. Environmental Impact Statement prepared by Envirotactics, dated November 2021.
 - **RESPONSE: Comment Acknowledged.**
- f. Traffic Impact Study prepared by Kimley Horn, dated August 2021.
 - **RESPONSE: Comment Acknowledged.**

2. ZONING

- a. The subject property is located in the Economic Development ED Zone and is subject to the following bulk requirements:

ED Zone Requirement	Required	Proposed
Lot Area	80,000 SF min.	2,963,756 SF
Side Yard – Building/Parking	30/25 ft. min.	104 ft./54 ft.
Front Yard – Building/Parking	100/50 ft. min.	216 ft./52 ft.
Rear Yard – Building/Parking	50/25 ft. min.	329 ft./503 ft.
Maximum Impervious Coverage	65% max.	54.0%
Maximum Building Height	56 ft. max.	<56 ft.
Maximum Building Coverage	45%	29.7%
Maximum Building Area Coverage	45%	24.3%

- **RESPONSE: Comment Acknowledged.**

- b. The Zoning Chart indicates the proposed use is warehouse/storage. The architectural plans indicate the buildings are for manufacturing/logistics. Applicant to clarify the proposed use.

- **RESPONSE: The proposed use is warehouse/storage; the plans will be updated and submitted for review.**

3. SITE PLAN

- a. At the intersection of Demarest Road and Prices Lane, a sight triangle easement should be reserved over the westerly corner of the subject property and be conveyed to the Township.

- **RESPONSE: Prices Lane appears to be a local roadway under municipal jurisdiction. Based on aerial imagery and the tax map, a portion of the northwestern quadrant of that intersection appears to be maintained as a sight triangle easement. The Applicant respectfully requests that the Township review their records to confirm the existence of a sight triangle easement.**

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- b. A sight triangle easement is shown on Demarest Road on Block 12002 Tax Lot 13, in order to provide sufficient sight distance from the proposed northerly access drive looking to the south. The Applicant will have to obtain this easement from the owner of Lot 13, North Jersey Properties, LLC.
- **RESPONSE:** *Applicant's engineer/surveyor will coordinate with Township Engineer to confirm Demarest Road ROW limits to confirm whether an easement is required. Based on the tax maps, adequate sight distance exists.*
- c. Site Note #13 on Sheet C-400 refers to standard duty and heavy-duty asphalt pavement in various areas. The pavement box for each pavement type must still be provided and be reviewed.
- **RESPONSE:** *Comment acknowledged; the information will be provided for review.*
- d. The site plan shows directional arrows to maintain a certain traffic flow around the two proposed buildings. Additional on-site directional signage will be needed to help guide tractor-trailers in the correct direction and loading docks.
- **RESPONSE:** *Comment acknowledged; the information will be provided for review.*
- e. Structural calculations by a New Jersey licensed professional engineer for the proposed retaining wall on the southerly end of the site to be provided.
- **RESPONSE:** *Signed and sealed retaining wall design plans and structural calculations will be submitted for review under separate cover for any retaining wall exceeding four feet in height.*
- f. A portion of the proposed fire access lane crosses through the conservation easement. Applicant to address.
- **RESPONSE:** *Applicant's engineer to provide testimony.*
- g. The proposed fire access lane crosses over the proposed railroad spur extension. Any signing or safeguards required by the railroad to be provided.
- **RESPONSE:** *Comment acknowledged; the information will be provided for review.*
- h. Section 18-5.3.n.5 limits retaining wall height to 4 feet. The proposed retaining wall is about 21 feet ± high in locations.

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- **RESPONSE:** *The section of the ordinance referenced appears to pertain to "walls." Section 18-5.3.n.9 appears to apply to "retaining walls," and the Applicant intends to meet the design criteria stated therein.*
- i. Sheet C-200, Demolition Note 5 - I believe "Independence Drive" and "Constitution Avenue" should be "Demarest Road"
- **RESPONSE:** *Comment acknowledged; the plan will be revised and resubmitted for review.*
- j. The boundary survey provided shows an 84 SF overlap of the subject property with adjacent Block 12008, Tax Lot 9, which is owned by the Township of Sparta. I recommend that the Applicant quit claim deed the overlap area to Sparta Township to rectify the overlap.
- **RESPONSE:** *Applicant's engineer/surveyor is reviewing this condition and will provide a response.*
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4. PARKING

- a. The Applicant indicates there will be 120 employees, and a requirement for 120 parking spaces.
- **RESPONSE:** *Applicant's Engineer to provide testimony to address this comment.*
- b. By my count, the plan proposes 306 parking spaces to be provided at this time. (Plan indicates 307.)
- **RESPONSE:** *Applicant's Engineer to provide testimony to address this comment.*
- c. An area to the west of Building "B" is shown as future banked parking and includes 119 additional parking spaces.
- **RESPONSE:** *Comment acknowledged.*

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The following items need to be addressed:

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➤ **RESPONSE:** *Comment acknowledged, will comply.*

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The proposed design is not subject to the water quality required 80% TSS removal rate, because the proposed development does not increase one-quarter acre or more of regulated Motor Vehicle Service area.

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The recharge requirement has been satisfactorily addressed. Recharge occurs through the proposed dry wells,

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e. A maintenance manual prepared in accordance with Chapter 8 of the NJDEP Best Practice Manual to be submitted. This document shall be recorded as per NJAC 7:85.8(d), upon review and approval.

➤ **RESPONSE:** *Will Comply.*

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g. Paved access drives that are no steeper than 15% must be provided for each of the two basins for monitoring and maintenance purposes.

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h. As per the storm sewer conduit table, several pipes are undersized to handle the 25 year design storm. The Applicant's engineer to verify and make revisions where necessary. Sizing calculations (100-year storm) to be provided for the discharge pipe from the bioretention basin.

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a. The hours of illumination for the proposed lighting to be shown on the plan, along with any lights to be left on for security purposes.

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the height and location of the building lights on the "Wall Sections at Mobile Railroad Dock".

➤ **RESPONSE: Information to be submitted for review.**

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a. Water

i. The proposed buildings will be connected to the Township water system.

➤ **RESPONSE: Comment acknowledged.**

ii. The size of the water service lines and fire protection lines to be reviewed and approved by the Sparta Township Water Department and Construction Official.

➤ **RESPONSE: Comment acknowledged.**

iii. Applicant to confirm adequate water volume and pressure are available for the proposed site for domestic use and fire protection.

➤ **RESPONSE: Comment acknowledged.**

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i. The proposed buildings will be connected to a new septic system.

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➤ **RESPONSE: Applicant's Engineer to provide testimony to address this comment.**

iii. There is a 2.41-acre septic field area to the west of proposed Building B. Applicant to review the proposed septic in this area with the Board.

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➤ **RESPONSE:** *The Applicant's engineer will work with the Township Engineer to meet the buffer requirements.*

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- c. Per Section 18-5.30.3(b), the Applicant must provide a 10-foot-wide landscape buffer for any parking area in the front yard. The Applicant has requested the existing forest area in the front yard be credited for this buffer as well as augmenting the buffer in specific areas with the required plantings as shown on the plan. I believe that the forest area along Demarest Road is adequate to be credited. However, there is a gap to the north of the existing forested area and the proposed buffer planting that needs to be filled with the specified plantings.

➤ **RESPONSE:** *The Applicant's engineer will work with the Township Engineer to meet the buffer requirements.*

9. ARCHITECTURAL PLANS

- a. The Applicant should review the proposed building materials, colors, etc. with the Board.

➤ **RESPONSE:** *The submitted architectural rendering indicates the proposed color scheme – pale gray and white for both buildings – neutral colors on a painted precast concrete façade.*

- b. The location and number of HVAC units for the buildings to be shown.

➤ **RESPONSE:** *Applicant's Architect to provide testimony to address this comment.*

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- c. The application package describes the proposed buildings as "warehouses". However, the architectural plans label the buildings for "Manufacturing/Logistics". The Applicant to clarify the uses for the buildings.
 - **RESPONSE:** *The buildings are to be used for storage/warehousing.*
- d. Are any generators (or generator) needed to support the proposed buildings? If so, where will they be located?
 - **RESPONSE:** *Generators are not needed to support the buildings. Generators are not provided.*

10. SIGNS

- a. Two (2) freestanding monument signs are proposed at each entrance off of Demarest Road. Section 18-5.3.m.8(a) allows one (1) freestanding sign.
 - **RESPONSE:** *Applicant's Engineer will provide testimony to address this comment.*
- b. The offset from the right-of-way line of Demarest Road to be provided. The minimum setback requirement is 25 feet.
 - **RESPONSE:** *Applicant's Engineer will provide testimony to address this comment.*
- c. I note that the area of the sign lettering on each of the proposed monument signs is approximately 36 SF on each side, for a total of 72 SF. Section 18-5.3.m.8(b) allows a total maximum area of all signs of 100 SF.
 - **RESPONSE:** *Applicant's Engineer will provide testimony to address this comment.*
- d. The monument signs are not shown to be illuminated. Applicant to confirm.
 - **RESPONSE:** *Applicant's Engineer will provide testimony to address this comment.*
- e. No signage has been shown on the proposed buildings. Applicant to advise if any facade signage is proposed.
 - **RESPONSE:** *Applicant's Engineer will provide testimony to address this comment.*
- f. Details of the sign footings to be reviewed by the Township Construction Official.
 - **RESPONSE:** *Sign footing details will be provided for review.*

11. ENVIRONMENTAL IMPACT

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- iv. Sparta Township Construction Official — Building and ADA requirements, signs.
 - **RESPONSE: Comment acknowledged.**
 - v. Sparta Township — Land Disturbance Permit.
 - **RESPONSE: Comment acknowledged.**
 - vi. Sparta Water & Sewer Department — Water service.
 - **RESPONSE: Comment acknowledged.**
 - vii. Sussex County Health Department — Septic system.
 - **RESPONSE: Comment acknowledged.**
 - viii. NJDEP — Wetlands and flood hazard, conservation easement.
 - **RESPONSE: Comment acknowledged.**
 - ix. NYS&W Railroad — Proposed siding.
 - **RESPONSE: Comment acknowledged.**
 - x. NJDEP - Dam safety section.
 - **RESPONSE: Comment acknowledged. A Class IV Dam is local approval and is an NJDEP Permit-by-Rule.**
- b. An as-built plan to be prepared by the Applicant's New Jersey licensed land surveyor upon completion of the project.
 - **RESPONSE: Comment acknowledged.**

Please contact my office at 609-681-2428 if you have questions regarding the project or this response letter.

Sincerely,

Kimley-Horn and Associates, Inc.

Tony W. Diggan, P.E.
Associate

David Simmons

From: Thomas Collins <tcollins@vccslaw.com> on behalf of Thomas Collins
Sent: Wednesday, February 23, 2022 4:28 PM
To: David Simmons; Katherine O'Kane Sarmad
Cc: Laurie Ford; tcollins@vccslaw.com
Subject: Fwd: Diamond Chip Realty, LLC, Block 120008, Lot 23/Planning Board Application # 689-- Confirmation of Carried Hearing Date/Extension of Time
Attachments: IMAGE.png; Untitled attachment 00236.htm; IMAGE.jpeg; Untitled attachment 00239.htm; Memo from P. Spaldi DIAMOND CHIP.pdf; Untitled attachment 00242.htm

Thomas F. Collins, Jr., Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
Cell: (201) 919-1409
Fax: (973) 538-3002

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Sent from my iPhone

Begin forwarded message:

From: Diana Katzenstein <Diana.Katzenstein@spartanj.org>
Date: February 23, 2022 at 3:51:56 PM EST
To: Stan Puszcz <stan.puszcz@cpengineers.com>, "Steven P. Gouin" <SGouin@ghclaw.com>, Tom Collins <tcollins@vccslaw.com>
Cc: Laurie Ford <lford@vccslaw.com>
Subject: RE: Diamond Chip Realty, LLC, Block 120008, Lot 23/Planning Board Application #689-- Confirmation of Carried Hearing Date/Extension of Time

Good afternoon everyone,

Please see the attached memo from Phil Spaldi, Director of Utilities dated 2/23/22 regarding application # 689 - Diamond Chip Realty LLC - 33 Demarest Rd.

Thank you and have a great evening,

From: [Ford, Michelle](#)
To: [mcook@hpellow.com](#); [Diana.Katzenstein@spartanj.org](#); [Steven P. Gouin](#); [LFord@vccslaw.com](#); [dsimmons@hpellow.com](#); [tcollins@vccslaw.com](#); [Katherine Sarmad](#)
Cc: [Mondoro, Chris](#); [Wong, Katelyn](#); [Diggan, Tony](#); [James Ford \(fordo1@sbcglobal.net\)](#); [Frank Hunkele](#); [Matthew Taylor](#); [Matthew Hoelzli](#); [Mike Greene](#)
Subject: RE: Sparta PB Application #689 - Site Plan for Diamond Chip Logistics Park
Date: Friday, February 25, 2022 10:34:16 AM
Attachments: [2022.02.24 Simmons to Sparta - KH CRL-Final.pdf](#)

Good morning, attached is our comment response letter regarding the above referenced application. Please contact our office if you have any questions.

Best,

Michelle Ford

Kimley-Horn | 902 Carnegie Center Blvd., Suite 140, Princeton, NJ 08540

Direct: 609 246 5173 |

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 14 years as one of FORTUNE's 100 Best Companies to Work For

From: Mariruth Cook <mcook@hpellow.com>
Sent: Wednesday, February 9, 2022 8:11 AM
To: Diana Katzenstein <Diana.Katzenstein@spartanj.org>
Cc: tcollins@vccslaw.com; [Katherine Sarmad <katherineo@hcicg.net>](mailto:katherineo@hcicg.net); [Steve Gouin <sgouin@ghclaw.com>](mailto:sgouin@ghclaw.com); [Diggan, Tony <Tony.Diggan@kimley-horn.com>](mailto:Tony.Diggan@kimley-horn.com); [Laurie Ford <LFord@vccslaw.com>](mailto:LFord@vccslaw.com); [David Simmons <dsimmons@hpellow.com>](mailto:dsimmons@hpellow.com)
Subject: Sparta PB Application #689 - Site Plan for Diamond Chip Logistics Park

 You don't often get email from mcook@hpellow.com. [Learn why this is important](#)

Diana,

On behalf of David B. Simmons, Jr., P.E., L.S., P.P., C.M.E., attached please find his February 9, 2022 memo to the Sparta Township Planning Board in regard to the above-referenced application. Please distribute accordingly. Thank you.

Regards,

Mariruth A. Cook
Executive Secretary

Harold E. Pellow & Associates, Inc.

17 Plains Road

Augusta, NJ 07822-2009

Phone: 973.948.6463, Ext. 200

Fax: 973.948.2916

mcook@hpellow.com

www.hpellow.com



David Simmons

From: Diana Katzenstein <Diana.Katzenstein@spartanj.org> on behalf of Diana Katzenstein
Sent: Friday, February 25, 2022 7:01 PM
To: Stan Puszcz; Steven P. Gouin; David Simmons; Tom Collins
Cc: Laurie Ford
Subject: App No. 689 - Diamond Chip Logistics Environmental Commission Review Memo
Attachments: Diamond Chip PB Application Comments.pdf

Good evening everyone,

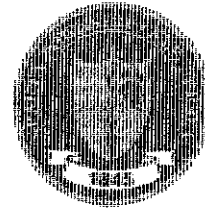
Please see the attached Memo from the Environmental Commission regarding the subject matter.

Thank you and have a great weekend,

Diana Katzenstein
Planning/Zoning Board Secretary
Sparta Township
(973) 729-8093

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Township of Sparta



MEMORANDUM

TO: Sparta Township Planning Board
CC: Diana Katzenstein, Planning Board Secretary
FROM: Sparta Township Environmental Commission
DATE: February 25, 2022
SUBJECT: ENVIRONMENTAL COMMISSION REVIEW OF
PLANNING BOARD APPLICATION #689

The Sparta Township Environmental Commission has reviewed the application submitted by Diamond Chip Realty, LLC for a proposed Diamond Chip Logistics Park.

The Commission's comments and questions are organized as follows:

1. Rare/Protected Species on-site and in immediate area
2. Air Quality / Pollution / Impact of Traffic
3. Impervious Surface
4. Stormwater Management
5. Environmental Impact Statement
6. Water Resources / Conservation Easement
7. Hazardous Materials
8. Miscellaneous (Lighting, Permeable Pavement, Landscape Plan, Solar, EV Charging, Noise)
9. Quality of Life
10. Conclusion

Key size and scope attributes:

- 880,000 square feet of warehouse space
- 191 truck door bays
- Two (2) warehouses, each with length of 1,152 feet (over 1/5 mile) and height of approximately 45 feet
- Total lot size: 68 acres
- Straight-line distance from property edge to Route 15: approximately 1/5 mile

1. Rare/Protected Species on-site and in immediate area:

Rare species and habitats will likely be subjected to significant short- and long-term risk from this proposed development. The Environmental Impact Statement (EIS) provided by the applicant contains a report from the New Jersey Department of Environmental Protection, Office of Natural Lands Management, dated August 5, 2020. The DEP report is based on the Natural Heritage Database, Landscape Project habitat mapping, and the Biotics Database Report (see digital application packet pages 362-381). This data-based report shows the presence of the following at-risk species and habitats which have Federal and/or State of NJ protection status.

ON the actual project site:

- 4 species of rare Birds with State of NJ Protection Status of "Special Concern". Two of these species use the property for breeding.

David Simmons

From: Diggan, Tony <Tony.Diggan@kimley-horn.com> on behalf of Diggan, Tony
Sent: Monday, February 28, 2022 2:05 PM
To: dsimmons@hpellow.com
Subject: Diamond Chip Logistics Park Review Letter

Dave,

Do you have a few minutes this afternoon or tomorrow morning to have a quick chat about the review letter/responses? I wanted to clarify a couple of things before the hearing. Please advise.

Best,
Tony

Kimley»Horn

Tony W. Diggan, P.E. (NJ, NY, PA)
Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540
Office: 609.681.2434 | Cell: 609.947.2732
"I love it when a plan comes together" - Colonel John "Hannibal" Smith
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

From: Steven P. Gouin
To: Stan Puszc
Cc: Thomas Collins; David Simmons; Dave Clark; Katherine Sarmad
Subject: Re: EV Parking State Mandated Standards
Date: Monday, February 28, 2022 7:57:29 PM
Attachments: image001.png
image001.png
Pages from 33 Demarest Rd - Engineering Plans.pdf

We got it. I was on a call with the team when this came in. We will get this one and Tom, yes, we will comply with EV parking requirements.

Steven P. Gouin, Esq.
Shareholder
Giordano, Halleran & Ciesla, P.C.
125 Half Mile Road, Suite 300
Red Bank, NJ 07701
Office: 732-741-3900
Cell: 973-255-9449
Fax: 732-224-6599

On Feb 28, 2022, at 6:03 PM, Stan Puszc <stan.puszc@cpengineers.com> wrote:

There is a discrepancy between the inverts noted for inlet A14 and manhole A16, which are detailed on sheet C-530 of the engineering plans (sheet 22 of 35). Attached is a screenshot of the plan indicating the location of these structures.

Stan

Stanley G. Puszc, P.E., BCEI, C.M.E.
President
CP Engineers
11 Park Lake Road
Sparta, New Jersey 07871
973-300-9003 ext. 115 (office)
973-479-1256 (cell)
www.cpengineers.com <<http://www.cpengineers.com>>
<<https://www.linkedin.com/company/62616029/>>
<<https://www.linkedin.com/company/62616029/>>

From: Thomas Collins <tcollins@vccslaw.com>
Sent: Monday, February 28, 2022 6:00 PM
To: Steven P. Gouin <SGouin@ghclaw.com>
Cc: David Simmons <DSimmons@hpellow.com>; Dave Clark <dave.clark@cpengineers.com>; Stan Puszc <stan.puszc@cpengineers.com>; Katherine O'Kane Sarmad <katherineo@hcicg.net>
Subject: EV Parking State Mandated Standards

Steve

Please have your engineer confirm the plans will be revised to comply with the NJ State ordered EV parking. Stan Puszc and Dave Clark will also give your team a site plan detail to correct.

Thank you,

Tom Collins, Esq.

Thomas F. Collins, Jr. , Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
Cell: (201) 919-1409
Fax: (973) 538-3002

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Sent from my iPhone

From: [Katherine Sarmad](#)
To: [Diana Katzenstein](#)
Subject: RE: Fwd: Diamond Chip Realty, LLC, Block 120008, Lot 23/Planning Board Application #689--Confirmation of Carried Hearing Date/Extension of Time-Confidential
Date: Wednesday, February 23, 2022 12:26:00 PM

Diana,

Was just working on finalizing this today, and I will have a review memo to you by tomorrow!

From: Diana Katzenstein <Diana.Katzenstein@spartanj.org>
Sent: Wednesday, February 23, 2022 9:58 AM
To: Katherine Sarmad <katherineo@hcicg.net>
Subject: Re: Fwd: Diamond Chip Realty, LLC, Block 120008, Lot 23/Planning Board Application #689--Confirmation of Carried Hearing Date/Extension of Time-Confidential

Good morning Katherine,

Happy Wednesday :-)

Just checking on the status of your report regarding the subject application.

Thank you and enjoy the rest of your day,

Diana

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>>> Thomas Collins <tcollins@vccslaw.com> 2/1/2022 11:01 AM >>>

Please review this email and let us know what your ETA's will be for these review reports.

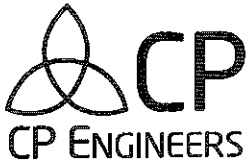
Thank you,

Tom

Thomas F. Collins, Jr., Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
Cell: (201) 919-1409
Fax: (973) 538-3002

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>
> Thank you very much Mr. Gouin!
>
> Will you be submitting the Title Search and the list of witnesses for the next hearing?
>
> Thanks again and enjoy the rest of your day,
>
>
> Diana
>
>
> CONFIDENTIALITY NOTICE: This electronic message contains information from the Township of Sparta, New Jersey. This email and any files attached may contain confidential information that is legally privileged. If you are not the intended recipient or a person/firm responsible for delivering it, you are hereby notified that any disclosure, copying, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this transmission in error, please forward same to sender and destroy the original transmission and its attachments without reading or saving it in any manner. Thank you.
>>>> "Steven P. Gouin" <SGouin@ghclaw.com> 5/25/2022 10:07 AM >>>
> Will do.
>
> Diana, I owe you answers to your questions on clarifications of the minutes from the first hearing. Trying to pull those answers out of my engineers, but it is slow going. I will get to you asap.
>
>
> Giordano
> Halleran<<http://www.ghclaw.com/>> &
> Ciesla<<http://www.ghclaw.com/>>
> Attorneys at Law
>
>
> Steven P. Gouin, Esq. website<<http://www.ghclaw.com/>> |
biography<<http://www.ghclaw.com/Bios/index.cgi?uniquePerson=78&bioStatus=active>> |
vcard<<http://www.ghclaw.com/65C0C8/assets/files/vCards/Steven%20P%20Gouin.vcf>>
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> www.ghclaw.com
> Direct Dial: (732) 219-5498 · F: (732) 224-6599
> Cell: (973) 255-9449
> 125 Half Mile Road · Suite 300 · Red Bank, NJ
07701<[http://www.ghclaw.com/%0bDirect%20Dial:%20\(732\)%20219-5498%20-%20F:%20\(732\)%20224-6599%0bCell:%20973-255-9449%0b125%20Half%20Mile%20Road%20-%20Suite%20300%20-%20Red%20Bank,%20NJ%2007701](http://www.ghclaw.com/%0bDirect%20Dial:%20(732)%20219-5498%20-%20F:%20(732)%20224-6599%0bCell:%20973-255-9449%0b125%20Half%20Mile%20Road%20-%20Suite%20300%20-%20Red%20Bank,%20NJ%2007701)>
>
>
>
>
> From: Diana Katzenstein <Diana.Katzenstein@spartanjersey.org>
> Sent: Wednesday, May 25, 2022 9:50 AM
> To: Steven P. Gouin <SGouin@ghclaw.com>
> Cc: Laurie Ford <lford@vccslaw.com>; Tom Collins <tcollins@vccslaw.com>
> Subject: Escrow account
>
> Re: Diamond Chip Realty, LLC
> PB Application # 689
> 33 Demarest Rd.
> Block 12008 Lot 2?
>
> Good morning Mr. Gouin,
>
>
> Please see the attached invoices from the Sparta Planning Board professionals in reference to the above escrow account. The balance of the account is currently deficient and must be replenished. Please advise your client to submit a check payable to the Sparta Township in the amount of \$25,000 at your earliest convenience.
>
>
>
> Thank you,
>
>
> Diana Katzenstein
> Planning/Zoning Board Secretary
> Sparta Township



CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871
 973-300-9003

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein

Invoice number 11547
 Date 03/17/2022

Project **620P015 33 DEMAREST RD (B12008, L23) (E)**

CC To:
 Diamond Chip Reality, LLC
 33 Demarest Road
 Sparta, NJ 07871

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through February 28, 2022

Labor
 Engineering Services

	Date	Hours	Rate	Billed Amount
Sr. Principal Stan Puszcz	02/03/2022	2.00	196.00	392.00
<i>Site Specific WQMP Amendment</i>	02/04/2022	3.00	196.00	588.00
<i>Site Plan - Water Utility</i>	02/08/2022	2.00	196.00	392.00
<i>Site Plan Review - Water Utility</i>	02/17/2022	2.00	196.00	392.00
<i>Site Plan Appl/review support on Water supply</i>	02/25/2022	1.50	196.00	294.00
<i>Twp eng comments on Prelim Site Plan appl</i>				
Principal Dave Clark	02/08/2022	0.75	184.00	138.00
<i>Review coord and revised plan</i>	02/15/2022	0.50	184.00	92.00
<i>EV ordinance applicability</i>	02/25/2022	0.25	184.00	46.00
<i>Final coord of comments from staff to Twp. Engr.</i>				
Project Manager John Cahillane	02/08/2022	0.50	168.00	84.00

We thank you for your business

Invoice number 11547
 Page 1 of 2

Invoice date 03/17/2022

Labor
 Engineering Services

	Date	Hours	Rate	Billed Amount
Project Manager				
John Cahillane				
<i>Planning Board App. review memorandum</i>	02/15/2022	0.25	168.00	42.00
<i>Appl. review memo for PB</i>	02/25/2022	0.25	168.00	42.00
<i>Application docs review summary to Twp Engineer</i>				
Matt Peles				
<i>Discussion with Developer's engineer and CP staff</i>	02/01/2022	1.00	168.00	168.00
<i>Discussion with Sparta water, review of revised Utility Drawing and research into water usage and allocation</i>	02/02/2022	4.00	168.00	672.00
<i>Review of revised utility drawing</i>	02/03/2022	0.50	168.00	84.00
<i>Discussion with CP Engineers staff and correspondence with Sparta Water and applicant</i>	02/04/2022	1.00	168.00	168.00
<i>Discussion with CP staff on site and utility plans and issues</i>	02/08/2022	0.50	168.00	84.00
<i>Discussion with Sparta Water on 33 Demarest Property and water availability</i>	02/09/2022	0.25	168.00	42.00
Staff Engineer				
Monica Baranowski				
<i>Application review letter</i>	02/08/2022	0.75	130.00	97.50
<i>Reviewing Board Engineer's review letter & providing additional comments</i>	02/25/2022	1.50	130.00	195.00
	Labor subtotal	22.50		4,012.50
			Invoice total	4,012.50

Please make checks payable to CP Engineers, LLC



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	

CHECK NO.
DATE

SHIP TO	TOWNSHIP OF SPARTA Attention: Planning Board 65 Main Street Sparta, NJ 07871
	VENDOR Vogel, Chait, Collins and Schneider, PC 25 Lindsley Drive - Suite 200 Morristown, NJ 07960

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NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

MONTH OF FEBRUARY 2022

13.25 hours Diamond Chip Realty #689 /01241

\$175./hr \$2,318.75

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas F. Collins, Jr., Esq.	3/4/22
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		

MSL BUSINESS SOLUTIONS 357744 G

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: DIANA KATZENSTEIN

DIAMOND CHIP REALTY #689

Page: 1
March 04, 2022
FILE : 15253-519
INVOICE 100072

Fees

			Hours	
02/01/2022	TFC	Review of e-mail and correspondence. Review of e-mails. Drafting of e-mail. Review of e-mail from Stan Puszc	0.75	
02/09/2022	TFC	Review of file, plans and report by Mr. Simmons	1.00	
02/11/2022	TFC	Review of file, reports and plans	0.75	
02/14/2022	TFC	Review of plans and file. Review of reports	0.75	
02/17/2022	TFC	Review of file, plans,, application, reports and e-mail. Telephone conference regarding application	1.50	
02/18/2022	TFC	Review of file, plans and reports	0.50	
02/23/2022	TFC	Review of e-mail and reports	0.75	
02/24/2022	TFC	Review of reports and file. Review of e-mail. Telephone conference regarding application. Review of e-mail and drafting of e-mail	1.75	
02/25/2022	TFC	Review of e-mail and reports. Review of file, plans and correspondence. Drafting of e-mail	2.00	
02/26/2022	TFC	Review of file, e-mail and reports. Drafting of e-mail. Telephone conference regarding application	1.00	
02/28/2022	TFC	Review of e-mail and file. Review of reports. Telephone conferences with regarding application and plans. Review of e-mail and drafting of e-mail	2.50	
		CURRENT FEES:	13.25	2,318.75

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	13.25	\$175.00	\$2,318.75

SPARTA TOWNSHIP PLANNING BOARD

Page: 2
March 04, 2022

FILE : 15253-519
INVOICE 100072

DIAMOND CHIP REALTY #689

TOTAL BILLING AMOUNT:	2,318.75
PREVIOUS BALANCE	\$1,268.75
<u>Payments</u>	
02/28/2022 FEE PAYMENT RECEIVED - THANK YOU	-481.25
TOTAL AMOUNT DUE:	<u>\$3,106.25</u>



CONSULTING ENGINEERS,
PLANNERS & LAND SURVEYORS

March 22, 2022

Invoice No: 74665

Invoice Total	\$956.30
----------------------	-----------------

SPARTA TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
65 MAIN STREET
SPARTA, NJ 07871

PLEASE REMIT PAYMENT TO:
Harold E. Fellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone (973) 948-6463

Project 21-150 DIAMOND CHIP REALTY, LLC 33 DEMAREST RD, BL 12008 LOT 23
- SITE #689

DIAMOND CHIP REALTY, LLC

33 DEMAREST RD

SPARTA NJ 07871

Professional Services for the Period: January 28, 2022 to February 24, 2022

Professional Personnel

	Hours	Rate	Amount
PB/ZBA REPORTS/MEMOS			
COOK, MARIRUTH 2/7/2022	.25	70.00	17.50
(DBSJR) Continued typing revisions to the report first started on January 11, 2022.			
COOK, MARIRUTH 2/8/2022	.25	70.00	17.50
(DBSJR) Continued typing revisions to the report first started on January 11, 2022.			
PREPARE REPORTS/MEMOS			
SIMMONS, JR., DAVID 2/8/2022	2.00	135.00	270.00
DRAINAGE REVW/REPORT			
EKSTEEN, ALBERTUS 2/7/2022	1.50	96.70	145.05
APPLICATION & PLAN REVIEW			
SIMMONS, JR., DAVID 2/7/2022	2.00	135.00	270.00
MISC. PLANNING TASKS			
SIMMONS, JR., DAVID 2/18/2022	.50	135.00	67.50
Review resolution regarding Sussex County PAC on site plan application			
SIMMONS, JR., DAVID 2/23/2022	.25	135.00	33.75
Review report from Sparta Water Utility Director on proposed water main layout and associated information			
SIMMONS, JR., DAVID 2/24/2022	.50	135.00	67.50
Review report from Planning Board Planner			
SIMMONS, JR., DAVID 2/24/2022	.50	135.00	67.50
Review the Township Environmental Commission report on the Environmental Impact Statement submitted for the application.			
Totals	7.75		956.30
Total Labor			956.30
Total Project Invoice Amount			\$956.30

Billing Summary

	Current	Prior	Total	A/R Balance
Prof. Services	956.30	4,143.51	5,099.81	
Totals	956.30	4,143.51	5,099.81	2,672.55

Outstanding Invoices

Number	Date	Balance
74468	2/28/2022	1,716.25
Total		1,716.25

Harbor Consultants Inc
 320 North Avenue East
 Cranford, NJ 07016
 908-276-2715

Township of Sparta
 Attn: Township Manager
 65 Main Street
 Sparta, NJ 07871

Invoice number 01445
 Date 03/21/2022
 Project 2021145 Sparta Board Planner

For Professional Services through February 28, 2022

**004 DIAMOND CHIP LOGISTICS
 PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
02/04/2022			
Principal Planner			
Katherine F. Sarmad	2.00	150.00	300.00
<i>Planning Review Memo</i>			
02/11/2022			
Principal Planner			
Katherine F. Sarmad	3.00	150.00	450.00
<i>Board Review memo</i>			
02/16/2022			
Principal Planner			
Katherine F. Sarmad	5.00	150.00	750.00
<i>Planning Review Memo</i>			
02/21/2022			
Principal Planner			
Katherine F. Sarmad	4.00	150.00	600.00
<i>Planning Review Memo</i>			
02/22/2022			
Principal Planner			
Katherine F. Sarmad	6.00	150.00	900.00
<i>Planning Review Memo</i>			
02/23/2022			
Principal Planner			
Katherine F. Sarmad	4.00	150.00	600.00
<i>Planning Review Memo</i>			
02/24/2022			
Principal Planner			
Katherine F. Sarmad	1.00	150.00	150.00
<i>Planning Review Memo</i>			
Professional Fees subtotal	25.00		3,750.00
Phase subtotal			3,750.00
		Invoice total	3,750.00

Township of Sparta
Project 2021145 Sparta Board Planner

Invoice number 01445
Date 03/21/2022

From: Thomas Collins <tcollins@vccslaw.com>
To: Diana Katzenstein <diana.katzenstein@spartanaj.org>
CC: <tcollins@vccslaw.com>, Laurie Ford <lford@vccslaw.com>
Date: 6/9/2022 4:14 PM
Subject: OPRA
Attachments: GHCDocs-#5597835-v1-Legal_Notice_of_Hearing_-_4_6_22.DOCX

Thomas F. Collins, Jr., Esq.
Vogel, Chait, Collins & Schneider
25 Lindsley Drive, Suite 200
Morristown, NJ 07960-4454
Phone: (973) 538-3800
Cell: (201) 919-1409
Fax: (973) 538-3002

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Sent from my iPhone

Begin forwarded message:

> From: "Steven P. Gouin" <SGouin@ghclaw.com>
> Date: March 20, 2022 at 9:26:24 PM EDT
> To: tcollins@vccslaw.com
> Cc: Diana Katzenstein <Diana.Katzenstein@spartanaj.org>, Margie Nimbley <mnimbley@ghclaw.com>, Sydney Finelli <sfinelli@ghclaw.com>
> Subject: Diamond Chip Notice
>
>
> Tom, any comments to the attached? I used the Township's form of notice (as with the last hearing), but I took out the parts about it being a virtual meeting. I am going to get this published and mailed this coming week.
>
> Thanks, Steve
>
>
> Giordano
> Halleran &
> Ciesla
> Attorneys at Law
>
> Steven P. Gouin, Esq. website | biography | vcard
> Shareholder
> Real Estate, Land Use, & Redevelopment; Energy & Utilities; and Renewable Energy Practice Groups
> www.ghclaw.com
> Direct Dial: (732) 219-5498 · F: (732) 224-6599
> Cell: (973) 255-9449
> 125 Half Mile Road · Suite 300 · Red Bank, NJ 07701
>
>
>

SPARTA TOWNSHIP PLANNING BOARD
LEGAL NOTICE OF HEARING

This notice is being sent to you, as an owner of property within 200 feet of the subject property for which this application is being filed in accordance with the requirements of the Sparta Township Planning Board.

Please take notice that, on April 6, 2022 at 7:00 pm the Sparta Township Planning Board will conduct a public hearing to consider application #689, the application of Diamond Chip Realty, LLC, which involves property located at 33 Demarcst Road, Sparta, NJ also known as Block 12008, Lot 23 as shown on the tax maps of the Township of Sparta. The hearing will take place IN-PERSON at the Sparta Township Municipal Building, 65 Main Street, Sparta, NJ 07871, in the Main Court Room. The property that is the subject of the application includes approximately 2,934,064 s.f. and is located in the Township's Economic Development or "ED" Zone.

The property is the site of the existing Sparta Redi-Mix/Diamond Sand & Gravel processing plant and production facility. The applicant proposes to raze the property of its existing improvements and to redevelop the property with a rail-served warehouse/storage facility (a permitted use in the ED Zone) that is proposed to be inclusive of two warehouse buildings of (approximately) 506,880 s.f. and 373,600 s.f., respectively; drive aisles; parking lots; stormwater management facilities; lighting; landscaping; and other ancillary and typical site improvements commensurate of a project of this size and scope. With this application, the applicant seeks preliminary major site plan approval pursuant to N.J.S.A. 40:55D-49, et. seq. and the Township's Land Use Ordinance. The applicant proposes no variances with this applicant, but will, without additional public notice, request any and all additional variances, exceptions, waivers, permits, approvals or licenses deemed necessary or appropriate by the Board or its professionals which may arise during the hearing process.

This notice is given pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1, et. seq. All maps and documents for which approval is sought at the hearing shall be available for inspection at least ten (10) days before the hearing, during regular business hours, in the Planning Office of the Township of Sparta at 65 Main Street, Sparta, NJ 07871. If you have questions regarding accessing the materials that are the subject of this application, you may call the Planning Board's Secretary at 973-729-8093. Any interested party may appear at the hearing on this application, at the above-stated time and location, and be heard on this application during the public question and comment period(s).

DIAMOND CHIP REALTY, LLC
By: Steven P. Gouin, Esq.
Giordano, Halleran & Ciesla, PC
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

From: Diana Katzenstein
To: George Parker; Stan Puszcz; Ted GALL; Peter Skej; Michael Sylvester; Jerry Murphy; Katherine Sarmad; Andrew Reina; David Simmons; Joe Toscano; Christine Quinn; Joshua Hertzberg; Tom Collins; Daniel Healy; John Kollar
Cc: Laurie Ford
Subject: Fwd: Resubmittal Preliminary Site Plan Application for the Diamond Chip Industrial Park Project
Date: Friday, March 25, 2022 12:23:14 PM
Attachments: Resubmittal Preliminary Site Plan Application for the Diamond Chip Industrial Park Project.msg

Good afternoon all,

Please see the attached email regarding the subject matter.

Thank you and enjoy your weekend,

Diana

CONFIDENTIALITY NOTICE: This electronic message contains information from the Township of Sparta, New Jersey. This email and any files attached may contain confidential information that is legally privileged. If you are not the intended recipient or a person/firm responsible for delivering it, you are hereby notified that any disclosure, copying, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this transmission in error, please forward same to sender and destroy the original transmission and its attachments without reading or saving it in any manner. Thank you.

From: Ford, Michelle
To: Diana Katzenstein
Cc: Diggan, Tony; Mondoro, Chris; Geiger, Matt
Subject: Resubmittal Preliminary Site Plan Application for the Diamond Chip Industrial Park Project
Date: Friday, March 25, 2022 11:28:37 AM
Attachments: image001.png

Dear Ms. Katzenstein,

Attached is our resubmittal supporting the Preliminary Site Plan Application for the Diamond Chip Industrial Park Project. The following information is being provided in the link in response to specific questions that were raised at the March 2, 2022, Planning Board Hearing:

1. Revised Preliminary Site Plan dated March 24, 2022 – select sheets, including:
 - a. C-000 - Cover Sheet – updated revision date of March 24, 2022
 - b. C-400 - Overall Site Plan Sheet – revised employee parking count, revised dock door count, removal of 2nd ground-mounted sign adjacent to the northern driveway
 - c. C-700 - Overall Lighting Plan Sheet – revised building mounted fixtures to canopy fixtures over box car loading
 - d. C-800 – Overall Landscape Plan Sheet – revised buffer along Demarest Road to ensure continuous buffer planting, added additional figure demonstrating compliance with landscape coverage requirement
2. Revised Traffic Study dated March 24, 2022 – added existing condition summary for Sparta RediMix operation as requested
3. A copy of the Sussex County Department of Health - 7:9 Sanitary Approval for 2,000 gpd system
4. A copy of the Environmental Impact Statement (per request from Planning Board Secretary)

Please contact us with any comments or questions.

<https://kimley-horn.securevdr.com/d-s6c3f9b71687f4166854499ecffc917a2>

TD/msf

Tony



Tony W. Diggan, P.E. (NJ, NY, PA)

Kimley-Horn | 902 Carnegie Center Blvd, Suite 140, Princeton, NJ 08540

Office: 609.681.2434 | Cell: 609.947.2732

"I love it when a plan comes together" - Colonel John "Hannibal" Smith

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 729-4103 • FAX (973) 729-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER
No.

CHECK NO.
DATE

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

VENDOR	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

INSTRUCTIONS TO VENDOR:
ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECEIPTED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-6002317

Month of March 2022

37.75 hours Diamond Chip Realty #689 / 01241 \$175./hr \$6,606.25

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas P. Collins, Jr., Esq.	4/5/22
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		

MCL PRINTING SOLUTIONS 0274-110

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: DIANA KATZENSTEIN

DIAMOND CHIP REALTY #689

Page: 1
April 05, 2022
FILE : 15253-519
INVOICE 100290

Fees

			Hours
03/01/2022	TFC	Review of e-mail. Drafting of e-mail. Telephone conference with Larry Cohen, attorney for adjacent property owner and her son. Drafting of e-mail. Telephone conference regarding application. Review of e-mail and file and drafting of e-mails. Telephone conference regarding application. Review of reports and plans. Telephone conference with Board Secretary.	5.00
03/02/2022	TFC	Review of file, plans and report and drafting of memo	2.00
03/03/2022	TFC	Telephone conferences regarding application. Review of file, plans and reports and telephone conference regarding application.	2.50
03/04/2022	TFC	Review of e-mail and drafting of e-mail. Telephone conference regarding application	2.50
03/07/2022	TFC	Review of e-mail and file. Telephone conference regarding application	2.00
03/08/2022	TFC	Review of e-mail. Drafting of e-mail. Review of file. Telephone conference with client. Telephone conference with Board Secretary. Review of questions from Zoom meeting. Review of plans	1.25
03/09/2022	TFC	Review of file and plans. Review of report. Review of e-mail and drafting of e-mail	1.25
03/11/2022	TFC	Review of e-mail. Telephone conference with Board Secretary. Telephone conference with Mr. Simmons. Review of e-mail	1.00
03/14/2022	TFC	Review of file and e-mail and drafting of e-mail. Telephone conference regarding application	0.75
03/15/2022	TFC	Review of file and telephone conference regarding application. Drafting of e-mail. Review of file and plans.	2.50
03/16/2022	TFC	Review of e-mail and file. Telephone conference regarding application. Review of questions from public hearing. Drafting of text. Drafting of e-mail	1.50
03/17/2022	TFC	Review of e-mail. Review of attachment. Telephone conference with Board	

DIAMOND CHIP REALTY #689

			Hours	
		Secretary. Drafting of notices	1.50	
03/18/2022	TFC	Review of e-mail and drafting of e-mail. Drafting of questions for website and applicant. Review of file and plans	1.50	
03/21/2022	TFC	Review of e-mail and drafting of e-mail. Telephone conference regarding application.	1.50	
03/23/2022	TFC	Review of questions from hearing and drafting of e-mail	0.75	
03/24/2022	TFC	Telephone conference with Board Secretary. Review of e-mail	0.75	
03/25/2022	TFC	Review of e-mail and file. Review of submission. Review of reports.	1.50	
03/28/2022	TFC	Review of file, plans and reports	2.00	
03/29/2022	TFC	Review of file, plans and reports. Review of e-mail	2.50	
03/30/2022	TFC	Review of file, plans and reports. Telephone conference regarding application.	1.50	
03/31/2022	TFC	Telephone conference with Board Engineer. Review of file, plans and reports. Telephone conference regarding application. Review of e-mail	2.00	
		CURRENT FEES:	<u>37.75</u>	<u>6,606.25</u>

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	37.75	\$175.00	\$6,606.25

TOTAL BILLING AMOUNT: 6,606.25

PREVIOUS BALANCE \$3,106.25

Payments

03/28/2022 FEE PAYMENT RECEIVED - THANK YOU -787.50

TOTAL AMOUNT DUE: \$8,925.00



CONSULTING ENGINEERS,
PLANNERS & LAND SURVEYORS

April 21, 2022

Invoice No: 74862

Invoice Total \$3,729.65

SPARTA TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
65 MAIN STREET
SPARTA, NJ 07871

PLEASE REMIT PAYMENT TO:
Harold E. Pellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone (973) 948-6463

Project 21-150 DIAMOND CHIP REALTY, LLC 33 DEMAREST RD, BL 12008 LOT 23
- SITE #689

DIAMOND CHIP REALTY, LLC

33 DEMAREST RD

SPARTA NJ 07871

Professional Services for the Period: February 25, 2022 to March 31, 2022

Professional Personnel

		Hours	Rate	Amount
PROJECT ADMINISTRATE				
SIMMONS, JR., DAVID	3/31/2022	1.00	135.00	135.00
Provide application information to Planning Board Secretary for OPRA				
IN OFFICE RESEARCH				
SIMMONS, JR., DAVID	3/11/2022	1.00	135.00	135.00
Retrieve information on application for OPRA request and provide documents to Planning Board Secretary				
SIMMONS, JR., DAVID	3/14/2022	.50	135.00	67.50
Research project documentation for OPRA request; coordinate with Sparta Planning Dept.				
MTG/CONF W/OFFICIAL				
SIMMONS, JR., DAVID	3/17/2022	.75	135.00	101.25
Review reports on application with Zoning Board				
SIMMONS, JR., DAVID	3/31/2022	.50	135.00	67.50
Review application issues with Planning Board Attorney				
DRAINAGE REVW/REPORT				
EKSTEEN, ALBERTUS	2/28/2022	5.00	96.70	483.50
EKSTEEN, ALBERTUS	3/1/2022	2.50	96.70	241.75
EKSTEEN, ALBERTUS	3/2/2022	1.00	96.70	96.70
APPLICATION & PLAN REVIEW				
MORRIS, MATTHEW	2/28/2022	1.00	104.50	104.50
Review environmental commission letter				
MORRIS, MATTHEW	3/31/2022	2.00	104.50	209.00
Review updated landscape plan				
SIMMONS, JR., DAVID	3/25/2022	2.00	135.00	270.00
Review traffic report documentation				
SIMMONS, JR., DAVID	3/28/2022	1.00	135.00	135.00
Review traffic studies submitted				
SIMMONS, JR., DAVID	3/28/2022	2.00	135.00	270.00
Review revised plans and documents				
SIMMONS, JR., DAVID	3/31/2022	.25	135.00	33.75
Review landscape plan issues with HPA staff				
SIMMONS, JR., DAVID	3/31/2022	2.00	135.00	270.00
Traffic report review				

MISC. PLANNING TASKS

SIMMONS, JR., DAVID	2/25/2022	1.50	135.00	202.50
Review response documents from applicant's consultant				
SIMMONS, JR., DAVID	2/28/2022	1.00	135.00	135.00
Review revisions to Environmental Impact Statement, and coordinate with Planning Board Secretary				
SIMMONS, JR., DAVID	3/3/2022	1.50	135.00	202.50
Reviewing lighting and landscaping and other issues discussed at planning board hearing				
SIMMONS, JR., DAVID	3/23/2022	1.25	135.00	168.75
Review questions from Zoom meeting and various documents				

MTG/CONF WITH APPLICANT'S PROFESSIONALS

EKSTEEN, ALBERTUS	3/1/2022	.50	96.70	48.35
EKSTEEN, ALBERTUS	3/2/2022	.50	96.70	48.35
SIMMONS, JR., DAVID	2/28/2022	.25	135.00	33.75
Review HPA report and responses with applicant's consultant T. Diggan				
SIMMONS, JR., DAVID	3/1/2022	1.50	135.00	202.50
Review storm drainage issues with HPA Staff and applicant's consultant T. Diggan				
SIMMONS, JR., DAVID	3/2/2022	.50	135.00	67.50
Conference call with applicant's consultant T. Diggan, regarding storm drainage issues				

Totals 31.00 3,729.65

Total Labor 3,729.65

Total Project Invoice Amount \$3,729.65

Billing Summary

	Current	Prior	Total	A/R Balance
Prof. Services	3,729.65	5,099.81	8,829.46	
Totals	3,729.65	5,099.81	8,829.46	4,685.95

Outstanding Invoices

Number	Date	Balance
74665	3/22/2022	956.30
Total		956.30

Harbor Consultants Inc
320 North Avenue East
Cranford, NJ 07016
908-276-2715

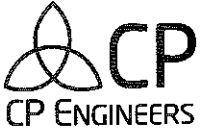
Township of Sparta
Attn: Township Manager
65 Main Street
Sparta, NJ 07871

Invoice number 01475
Date 04/08/2022
Project 2021145 Sparta Board Planner

For Professional Services through March 31, 2022

**004 DIAMOND CHIP LOGISTICS
PROFESSIONAL FEES**

	Hours	Rate	Billed Amount
03/02/2022			
Principal Planner			
Katherine F. Sarmad	6.00	150.00	900.00
<i>Planning Board hearing prep and meeting</i>			
		Invoice total	<u>900.00</u>



CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871
 973-300-9003

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein

Invoice number 11661
 Date 04/08/2022

Project 620P015 33 DEMAREST RD (B12008,
 L23) (E)

CC To:
 Diamond Chip Reality, LLC
 33 Demarest Road
 Sparta, NJ 07871

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through March 31, 2022

Labor
 Engineering Services

	Date	Hours	Rate	Billed Amount
Sr. Principal				
Stan Puszcz				
	03/02/2022	4.50	196.00	882.00
<i>Site Plan Appl Hearing</i>				
	03/23/2022	2.00	196.00	392.00
<i>Review revised site plan docs</i>				
	03/31/2022	2.00	196.00	392.00
<i>Review Supplement Information provided by Applicant's Engineer</i>				
Principal				
Dave Clark				
	03/01/2022	0.25	184.00	46.00
<i>Information prep for Stan for PB mtg</i>				
	03/25/2022	0.50	184.00	92.00
<i>New information submittal review</i>				
	03/29/2022	0.50	184.00	92.00
<i>Proj mgmt and coord, revised submission review</i>				
	03/31/2022	0.75	184.00	138.00
<i>Review and coord - revised submission</i>				
Project Manager				
John Cahillane				
	03/31/2022	0.50	168.00	84.00
<i>Review revised submission to PB</i>				

We thank you for your business

invoice number 11661
 Page 1 of 2

Invoice date 04/08/2022

Labor

Engineering Services

	Date	Hours	Rate	Billed Amount
Staff Engineer				
Monica Baranowski				
	03/01/2022	0.25	130.00	32.50
<i>Board meeting preparation</i>				
Shamus Burke				
	03/25/2022	3.25	130.00	422.50
<i>Pursuant to the applicant's resubmission of site application, review documentation;</i>				
	03/28/2022	1.25	130.00	162.50
<i>Review of revised site plan application plans and reports;</i>				
	03/29/2022	1.00	130.00	130.00
<i>Review of Traffic Impact Assesment for preliminary site plan application</i>				
	03/31/2022	1.00	130.00	130.00
<i>Draft review memo for revised submission</i>				
Labor subtotal		17.75		2,995.50
Invoice total				2,995.50

Please make checks payable to CP Engineers, LLC



TOWNSHIP OF SPARTA

MUNICIPAL BUILDING • 65 MAIN STREET
SPARTA, NEW JERSEY 07871
TEL (973) 728-4103 • FAX (973) 728-2012

VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT

VOUCHER	
No.	

CHECK NO.
DATE

SHIP TO	TOWNSHIP OF SPARTA
	Attention: Planning Board
	65 Main Street
	Sparta, NJ 07871

VENDOR	Vogel, Chait, Collins and Schneider, PC
	25 Lindsley Drive - Suite 200
	Morristown, NJ 07960

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ALL CLAIMS FOR PAYMENT FOR GOODS OR SERVICES RENDERED MUST BE SUBMITTED ON THIS VOUCHER FORM. ORIGINAL COPIES OF YOUR INVOICE AND RECORDED DELIVERY SLIPS SHOULD BE ATTACHED TO THE BACK OF THE VOUCHER. THE PAYEE SHOULD COMPLETE THE "CLAIMANT'S CERTIFICATION AND DECLARATION".

NOTICE: The purchaser is exempt by statute from payment of all Federal, State, and Municipal excise, sales and other taxes. Federal Tax Exempt I.D. # 22-8002317

MONTH OF APRIL 2022

22.75 hours Diamond Chip Realty #689

\$175./hr \$3,981.25

01241/689

CLAIMANT'S CERTIFICATION AND DECLARATION	I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.		X	Thomas P. Collins, Jr., Esq.	5/6/22
			SIGNATURE OF PAYEE		DATE
MUNICIPALITY USE ONLY	Personal knowledge of service rendered or receipt of materials, supplies and equipment.	DATE	SIGNATURE		
	Approval by the Administrator	DATE	SIGNATURE		
	Approval by the Chief Finance Officer	DATE	SIGNATURE		
	Approved by the Township Manager	DATE	SIGNATURE		

VOGEL, CHAIT, COLLINS AND SCHNEIDER
A Professional Corporation
Attorneys at Law
25 Lindsley Drive, Suite 200
Morristown, NJ 07960

Telephone (973) 538-3800 FAX: (973) 538-3002

SPARTA TOWNSHIP PLANNING BOARD
65 MAIN STREET
SPARTA NJ 07871

Attn: DIANA KATZENSTEIN

Page: 1
May 06, 2022

FILE : 15253-519
INVOICE 100458

DIAMOND CHIP REALTY #689

Fees

			Hours
04/01/2022	TFC	Review of file, plans and reports. Telephone conference regarding application	1.00
04/04/2022	TFC	Review of e-mail and file. Telephone conference regarding e-mail and application. Drafting of e-mail	2.00
04/05/2022	TFC	Telephone conference regarding application and correspondence	3.00
04/06/2022	TFC	Review of e-mail. Review of file, plans and reports. Telephone conferences regarding application. Drafting of e-mail.	3.00
04/07/2022	TFC	Review of file. Telephone conferences regarding application and process. Review of schedule.	1.00
04/08/2022	TFC	Review of file and telephone calls regarding application. Review of e-mail	1.00
04/11/2022	TFC	Review of file, plans and reports.	0.50
04/12/2022	TFC	Review of e-mail. Telephone conferences regarding application and professional reviews.	1.00
04/13/2022	TFC	Telephone conference with Board Secretary regarding schedule and telephone conferences with regarding application	0.75
04/14/2022	TFC	Review of file, application and reports and telephone conference regarding application	1.00
04/19/2022	TFC	Telephone conference with Township Engineer regarding Traffic Consultant for Planning Board. Review of file and reports.	0.75
04/20/2022	TFC	Review of e-mail and drafting of e-mail	0.50
04/21/2022	TFC	Telephone conference regarding application. Review of e-mail and drafting of e-mail	1.00
04/25/2022	TFC	Review of e-mail and file and telephone conference regarding application	0.75

DIAMOND CHIP REALTY #689

			Hours	
04/26/2022	TFC	Telephone conference regarding application. Review of e-mail and drafting of e-mail	2.00	
04/27/2022	TFC	Review of e-mail	1.00	
04/28/2022	TFC	Telephone conferences regarding application. Review of e-mail and file.	2.00	
04/29/2022	TFC	Telephone conference regarding application and review of e-mail and file.	0.50	
		CURRENT FEES:	<u>22.75</u>	<u>3,981.25</u>

Hourly Summary

<u>Attorney</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
THOMAS F. COLLINS	22.75	\$175.00	\$3,981.25

TOTAL BILLING AMOUNT:	3,981.25
PREVIOUS BALANCE	\$8,925.00
TOTAL AMOUNT DUE:	<u>\$12,906.25</u>



CONSULTING ENGINEERS,
PLANNERS & LAND SURVEYORS

June 3, 2022

Invoice No: 75049

Invoice Total \$925.85

SPARTA TOWNSHIP PLANNING BOARD
MUNICIPAL BUILDING
65 MAIN STREET
SPARTA, NJ 07871

PLEASE REMIT PAYMENT TO:
Harold E. Pellow & Associates, Inc.
17 Plains Road
Augusta, NJ 07822-2009
Phone (973) 948-6463

Project 21-150 DIAMOND CHIP REALTY, LLC 33 DEMAREST RD, BL 12008 LOT 23
- SITE #689

DIAMOND CHIP REALTY, LLC

33 DEMAREST RD

SPARTA NJ 07871

Professional Services for the Period: April 1, 2022 to April 28, 2022

Professional Personnel

			Hours	Rate	Amount
MEET WITH APP. AGENCY					
SIMMONS, JR., DAVID	4/4/2022		.50	135.00	67.50
Review County issues on site plan with engineering dept.					
REVIEW & CALCULATE TRAFFIC DATA					
EKSTEEN, ALBERTUS	4/6/2022		.50	96.70	48.35
OUT OFFICE RESEARCH					
SIMMONS, JR., DAVID	4/1/2022		1.00	135.00	135.00
Research and retrieve septic system map for review against site plan documentation					
PREPARE FOR PB MEETING					
SIMMONS, JR., DAVID	4/5/2022		2.00	135.00	270.00
Review traffic report and environmental report					
APPLICATION & PLAN REVIEW					
SIMMONS, JR., DAVID	4/25/2022		1.00	135.00	135.00
Review information from zoning board for interpretation					
MISC. PLANNING TASKS					
SIMMONS, JR., DAVID	4/6/2022		1.00	135.00	135.00
SIMMONS, JR., DAVID	4/6/2022		.50	135.00	67.50
Review documentation for interpretation request from attorney, and information from Township					
SIMMONS, JR., DAVID	4/7/2022		.50	135.00	67.50
Review application issues with HPA staff					
Totals			7.00		925.85
Total Labor					925.85

Total Project Invoice Amount \$925.85

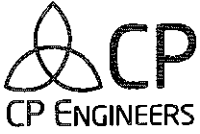
Billing Summary

	Current	Prior	Total	A/R Balance
Prof. Services	925.85	8,829.46	9,755.31	
Totals	925.85	8,829.46	9,755.31	5,611.80

Outstanding Invoices

Number	Date	Balance
74665	3/22/2022	956.30

Project	21-150	DIAMOND CHIP REALTY, LLC 33 DEMAREST RD	Invoice	75049
	74862	4/21/2022	3,729.65	
	Total		4,685.95	



CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871
 973-300-9003

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein

Invoice number 11734
 Date 05/06/2022

Project 620P015 33 DEMAREST RD (B12008,
 L23) (E)

CC To:
 Diamond Chip Reality, LLC
 33 Demarest Road
 Sparta, NJ 07871

Sparta App # 689; Sub Acct ID#, 01241

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through April 30, 2022

Labor
 Engineering Services

	Date	Hours	Rate	Billed Amount
Sr. Principal Stan Puszc				
<i>Review Supplemental Submittals</i>	04/06/2022	3.00	196.00	588.00
<i>Water Master Plan - Scop and Inclusion - Application Materials</i>	04/08/2022	2.50	196.00	490.00
<i>Coord w/Board Atty & Eng - application Items</i>	04/11/2022	2.50	196.00	490.00
<i>Coord w/Board Atty & Eng - application Items</i>	04/13/2022	2.50	196.00	490.00
<i>Coord w/Board Atty & Eng - application Items</i>	04/14/2022	4.50	196.00	882.00
<i>Traffic Engineer - Coord & Procurement</i>	04/18/2022	2.50	196.00	490.00
<i>Traffic Engineer - Coord & Procurement</i>	04/19/2022	2.50	196.00	490.00
<i>Traffic Engineer - Coord & Procurement</i>	04/20/2022	2.50	196.00	490.00
<i>Site Plan Appl/Review & Coord w/Board Professionals</i>	04/26/2022	2.00	196.00	392.00
	04/28/2022	2.00	196.00	392.00

We thank you for your business

Invoice number 11734
 Page 1 of 2

Invoice date 05/06/2022

Labor

Engineering Services

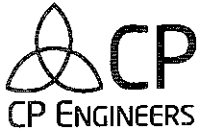
	Date	Hours	Rate	Billed Amount
Sr. Principal				
Stan Puszcz				
<i>Site Plan Appl - review and coord w/board professionals</i>				
Project Manager				
Matt Peles				
	04/07/2022	0.50	168.00	84.00
<i>Discussion with Sparta water and CP on water application and research on application information</i>				
	04/08/2022	0.50	168.00	84.00
<i>Discussion with Sparta Water and email correspondence with CP and developer on Water Application</i>				
	04/14/2022	1.00	168.00	168.00
<i>Review of application and delivery to Town Hall</i>				
Labor subtotal		28.50		5,530.00
Invoice total				5,530.00

Please make checks payable to CP Engineers, LLC

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Am

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CP Engineers
 11 Park Lake Road
 Sparta, NJ 07871
 973-300-9003

Sparta Township
 65 Main Street
 Sparta, NJ 07871
 Diana Katzenstein

Invoice number 11847
 Date 06/07/2022

Project 620P015 33 DEMAREST RD (B12008,
 L23) (E)

CC To:
 Diamond Chip Realty, LLC
 33 Demarest Road
 Sparta, NJ 07871

Sparta App # 689; Sub Acct ID#, 01241

To the CC'd applicant: This is for information only. Do not send payment.

For Services Rendered Through May 31, 2022

Labor

Engineering Services

	Date	Hours	Rate	Billed Amount
Sr. Principal Stan Puszcz	05/04/2022	2.50	196.00	490.00
Coord w/Board Atty & Eng - Site Plan	05/11/2022	1.50	196.00	294.00
Coordination of and with Traffic Engineer	05/23/2022	2.00	196.00	392.00
Coord w/Board Professionals	05/25/2022	2.50	196.00	490.00
Coord w/Board Professionals				
Principal Dave Clark	05/17/2022	0.25	184.00	46.00
Review of County Resolution of WWMP	05/20/2022	0.25	184.00	46.00
email coord with Bd. Secty				
Labor subtotal		9.00		1,758.00

Invoice total **1,758.00**

We thank you for your business

Invoice number 11847
 Page 1 of 2

Invoice date 06/07/2022

Please make checks payable to CP Engineers, LLC